



Lorrimore Square, London SE17

welcome to

Lorrimore Square, London

Available for sale with no onward chain is this simply stunning two double bedroom split level period maisonette, benefitting from direct access to its own larger than average private southerly aspect rear garden, is situated in one of the area's most prestigious residential squares. Arranged over the lower and raised ground floors of this imposing period residence this beautiful property has retained a wealth of the charm and character associated with its heritage. Offering two genuine double bedrooms of similar proportions, and being laid out over two floors, the property really does have the feeling of a small house. Transport links are provided by either Kennington tube station (Northern Line) or Elephant & Castle station (Northern & Bakerloo Lines and Overground service) along with a wide selection of bus routes. The nearby Walworth Road provides a host of shops, restaurants and supermarkets and the green spaces of Pasley Park and Kennington Park are just a short distance away.

Accommodation comprises own front door, an entrance hall, two genuine double bedrooms, stylish luxury bathroom, open plan kitchen/dining/reception and rear garden.

Early viewings advised as quick sale is expected.



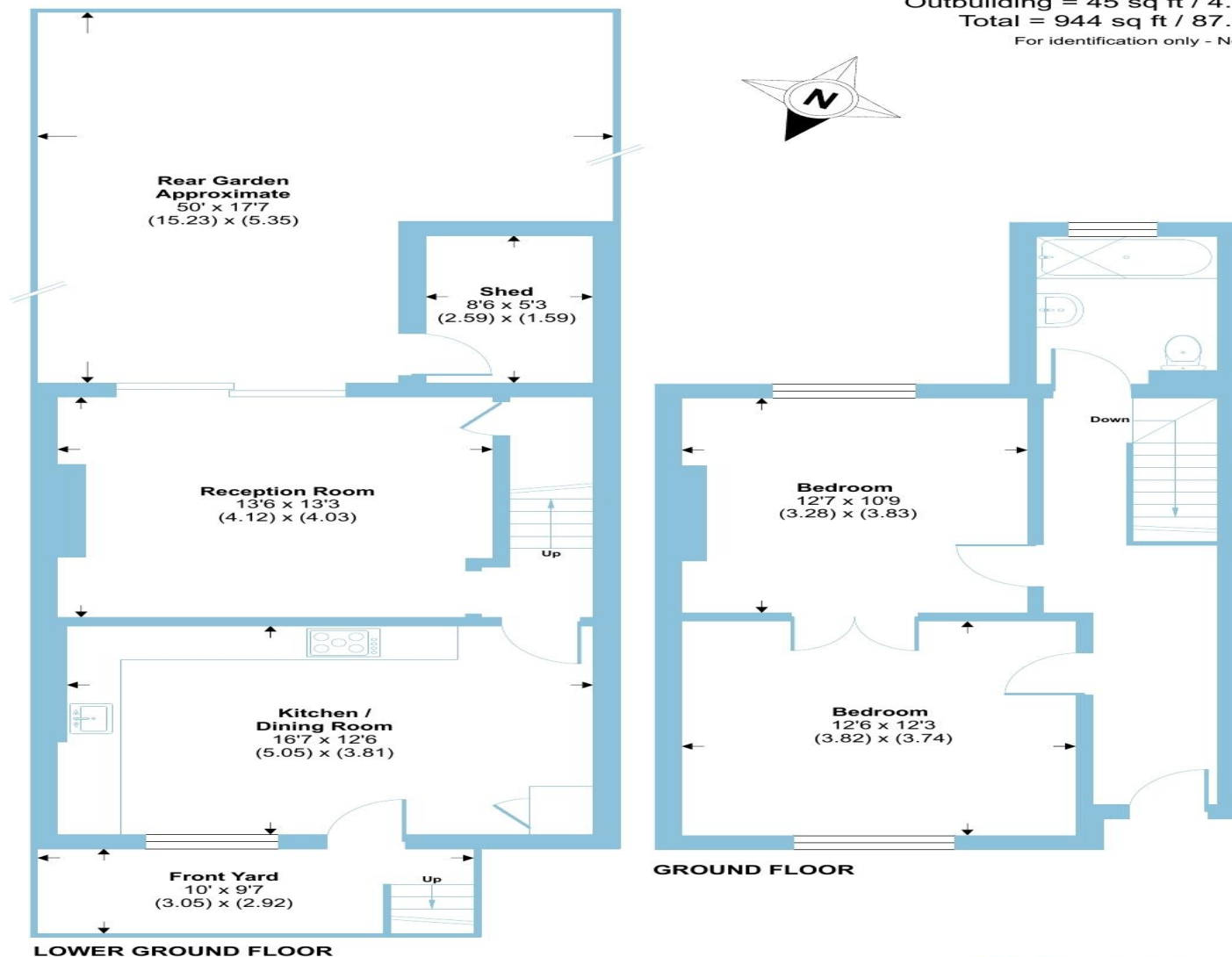
Lorrimore Square, London, SE17

Approximate Area = 899 sq ft / 83.5 sq m

Outbuilding = 45 sq ft / 4.1 sq m

Total = 944 sq ft / 87.6 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1282884

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- Two Double Bedrooms
- Split Level
- Large Private Rear Garden
- No Onward Chain
- Period Maisonette

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 1600.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Feb 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£650,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110801



Property Ref:
KGT110801 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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