



Read House Clayton Street, London SE11

welcome to

Read House Clayton Street, London

We are pleased to introduce this well appointed three double bedroom first floor purpose built flat, available for sale with no onward chain. The property is enviably positioned on the corner of the building meaning it benefits from use of the front balcony as no one else passes the front door. The property also enjoys views towards the Oval. Located in the sought after Kennington Park Estate the property occupies an enviable central position. Oval Underground station (Northern Line, Zone 2) and Vauxhall station (Victoria Line, National Rail and 24hr Bus Services, Zone 1/2) are both nearby providing convenient transport links to all parts of London. Local amenities include shops, bars and restaurants on Clapham Road and Kennington Road/Lane. There are also attractions such as the iconic Oval Cricket Ground, Beefeater Gin Distillery, Kennington Park, and the Farmers Market at St Marks Church that takes place every Saturday.

Accommodation comprises an entrance hall with storage, three double bedrooms, living room, kitchen, bathroom and separate WC.

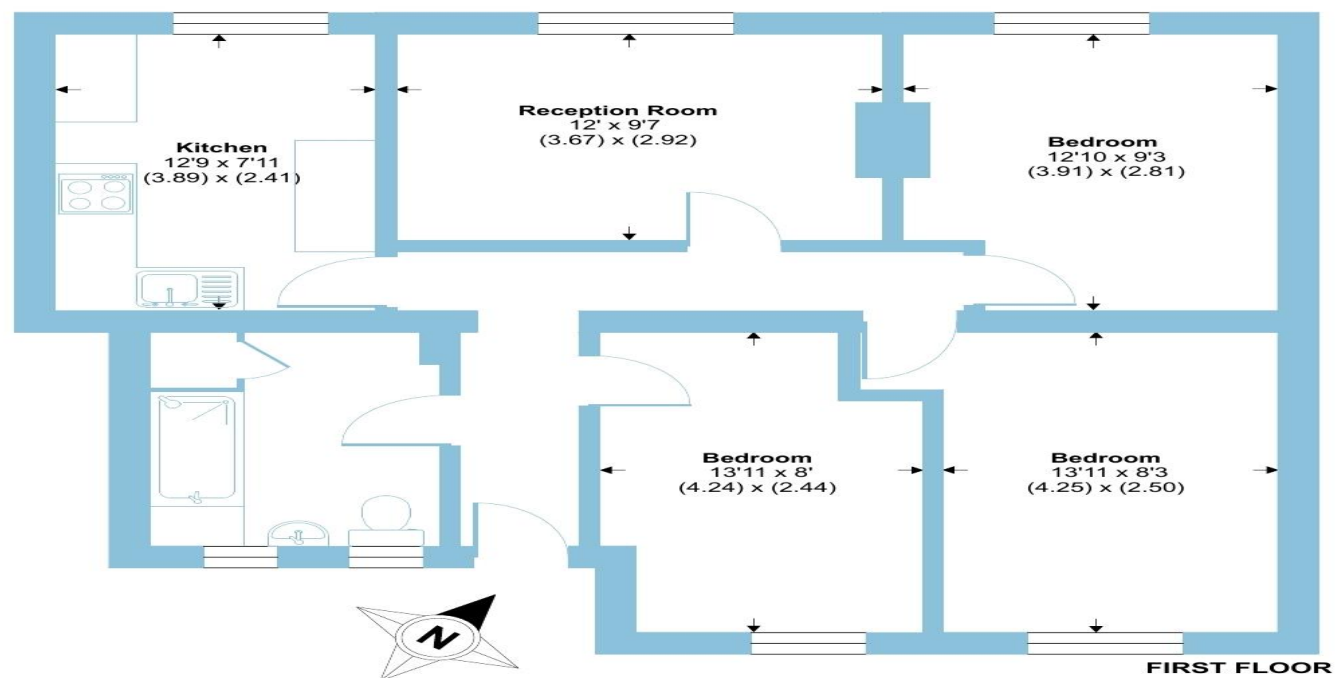
Internal viewings are essential to fully appreciate.



Read House, Clayton Street, London, SE11

Approximate Area = 753 sq ft / 70 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1311967

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- Three Double Bedrooms
- First Floor
- No Onward Chain
- Purpose Built
- Kennington Park Estate

Tenure: Leasehold EPC Rating: C Council Tax Band: B

Service Charge: 2501.00 Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Nov 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£450,000



view this property online barnardmarcus.co.uk/Property/KGT110841



Property Ref:
KGT110841 - 0004

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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Please note the marker reflects the
postcode not the actual property