



Wesley Close, London SE17

welcome to
Wesley Close, London

We are proud to present to the market this substantial four double bedroom mid terrace freehold house, offering further scope for extension, subject to the usual consents. The property offers well-proportioned accommodation throughout, including a wonderful open plan living area downstairs, four good sized bedrooms and a bathroom. A south westerly aspect rear garden completes this wonderful family home. The property is situated in one of the area's most desirable residential locations equidistance from Kennington Tube Station (Northern Line) and Elephant & Castle Station (Northern, Bakerloo & Overground lines). A new town centre is emerging at Elephant and Castle, with work now well underway to create a new shopping centre, an upgraded tube station and a cutting-edge new campus for the London College of Communication.

Accommodation is arranged over three floors and comprises an entrance hall, kitchen, living/dining room, four double bedrooms, bathroom and garden.

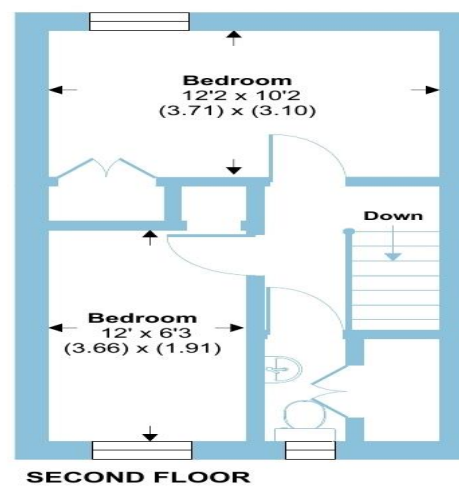
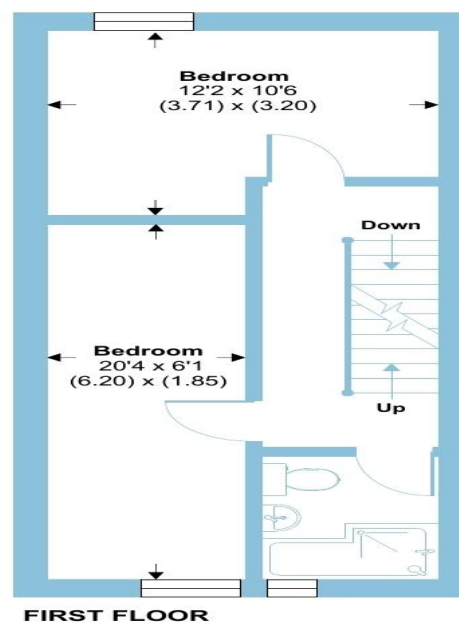
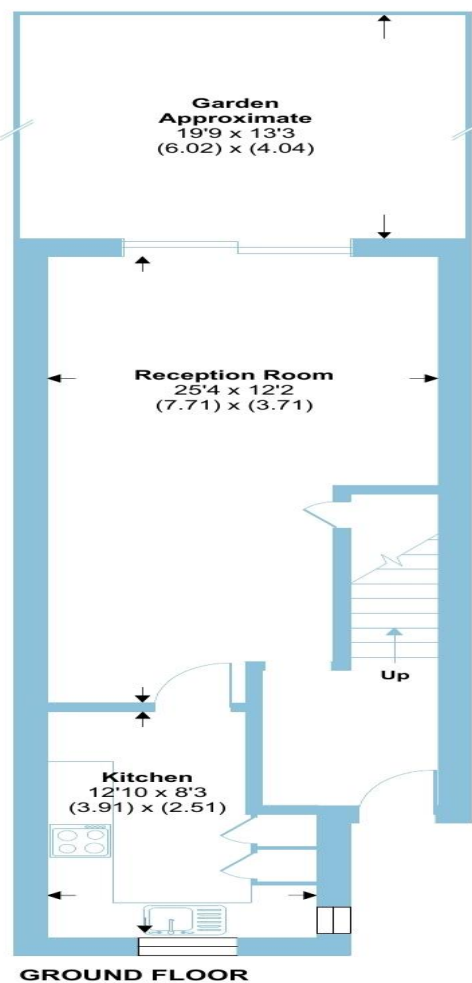
Internal viewings are required to fully appreciate.



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Approximate Area = 1074 sq ft / 99.8 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: 1321759

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Wesley Close, London

- Four Double Bedrooms
- Freehold House
- Extension Potential (STPP)
- South Westerly Aspect Garden
- Sought After Location

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: E

£725,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110885



Property Ref:
KGT110885 - 0002

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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