



Irving House Doddington Grove, London SE17

welcome to

Irving House Doddington Grove, London

We are delighted to introduce this well appointed one double bedroom first floor purpose built apartment, available for sale with the benefit of no onward chain. The property has been well maintained by the current owner, including air conditioning, and is situated in a sought after low rise brick built block and would make an ideal first time purchase. Doddington Grove is widely regarded as one the area's premier tree lined residential roads and family properties are rarely available here. Situated just moments from Kennington Tube Station (Northern Line) all of the area's local amenities, such as shops, supermarkets, restaurants and pubs, are found within easy reach. There are also multiple bus routes in and out of the city located nearby.

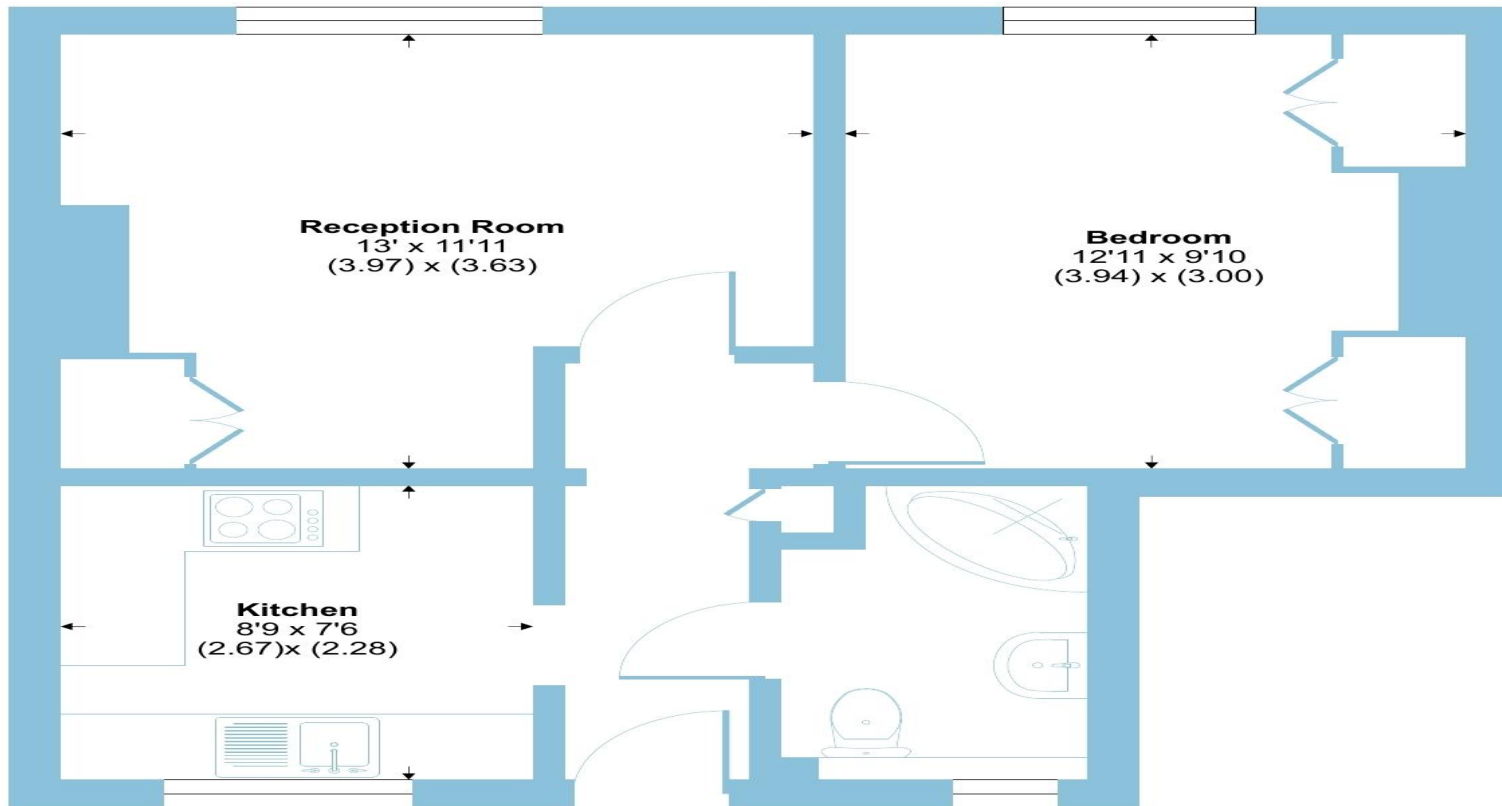
Accommodation comprises an entrance hall, one double bedroom, living room, refitted kitchen and bathroom.



Doddington Grove, London, SE17

Approximate Area = 438 sq ft / 40.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1362485

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- One Double Bedroom
- First Floor
- No Onward Chain
- Purpose Built
- Sought After Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1629.41

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Apr 2004.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110987



Property Ref:
KGT110987 - 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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