



Atkinson House Barlow Street, London SE17

welcome to

Atkinson House Barlow Street, London

We are pleased to present this beautifully appointed two double bedroom split level purpose built maisonette to the market, available for sale with the benefit of no onward chain. Situated in this low rise brick built block the property also enjoys a private balcony and with its split level arrangement really does have the feeling of a small house. The property is situated in a sought after residential location just moments from Elephant and Castle station (Bakerloo, Northern lines and overground). The local shops and restaurants on Walworth Road, London's famous East Street and Borough Markets and the more recently established Mercato Metropolitano are also just a short distance away, as is the Darwin Court swimming pool which is within walking distance. The property is also moments from the Elephant and Castle regeneration area which forms one of Europe's largest regeneration zones.

Accommodation comprises an entrance hall, two double bedrooms of similar proportions, kitchen, large living room, bathroom and balcony.

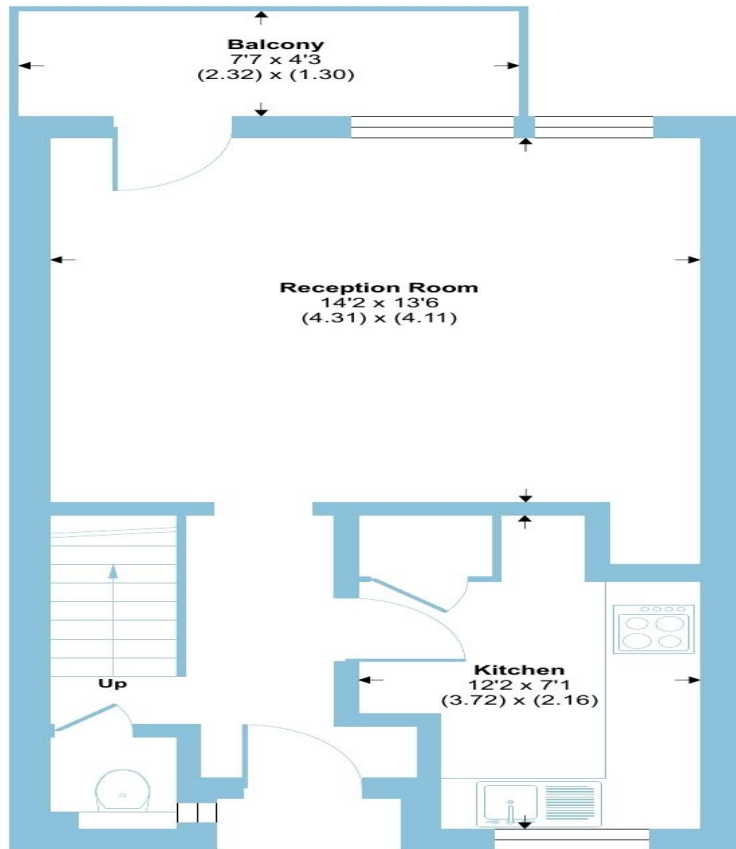
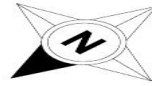
Viewings via appointment with seller's sole agents.



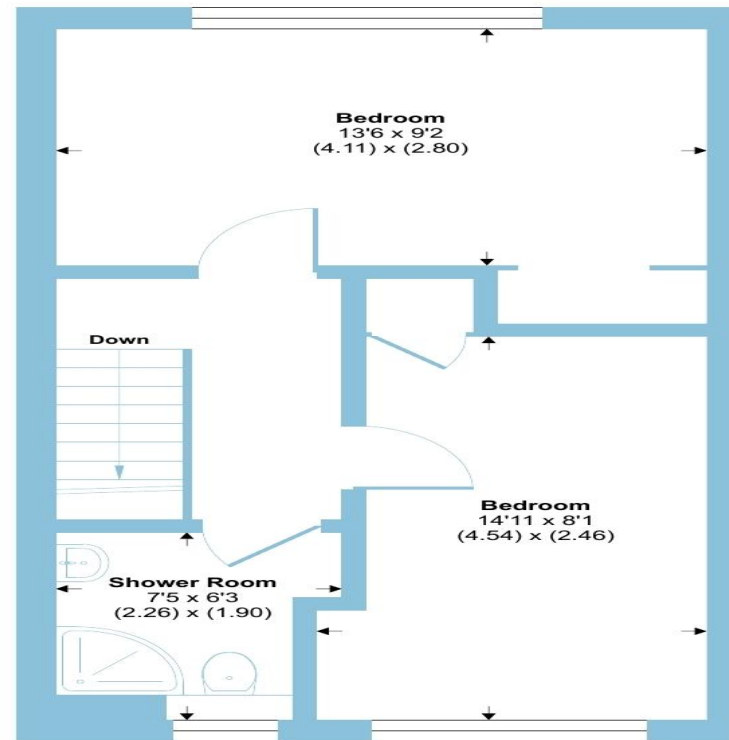
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Approximate Area = 711 sq ft / 66 sq m

For identification only - Not to scale



SECOND FLOOR



THIRD 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: 1361218

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- Two Double Bedrooms & Two Toilets
- Split Level
- Private Balcony
- No Onward Chain
- Excellent Condition

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 3800.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2013.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KGT110986 - 0003

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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020 7735 0922



Kennington@barnardmarcus.co.uk



315 Kennington Road, Kennington, LONDON,
SE11 4QE



barnardmarcus.co.uk