

Newburn Street, London SE11

welcome to

Newburn Street, London

Situated on a quiet one-way residential street, this spacious and bright three/four double bedroom mid-terrace house offers generous room sizes and is offered for sale with no onward chain. The property benefits from modern construction standards. It occupies an enviable location with the River Thames, Westminster and the City close by. It is also well placed for Kennington, Vauxhall and Lambeth, which together offer a wide range of bars, shops and restaurants, including the vibrant South Bank.

The accommodation is arranged over three floors. The ground floor has a large kitchen, a heated conservatory providing access to the patio garden, a WC and an integral garage with storage. The first floor has a good-sized living room, one of the bedrooms and the family bathroom, which has a bath and separate shower. The top floor comprises two other bedrooms, including the primary with its own en-suite.

Full planning permission has been approved to convert the garage into additional living space and to add a two-storey rear extension. The plans allow for an enlarged kitchen-dining area and a new upper-level room for use as an additional bedroom, bathroom or study.

Transport connections are excellent. Lambeth North (Bakerloo), Kennington (Northern), Westminster (District, Circle and Jubilee) and Vauxhall (Victoria Line and National Rail) are all easily accessible. Vauxhall Bus Station provides a major hub for routes across London, and local services offer links to the City and surrounds.









Total floor area 173.0 m² (1,862 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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- Planning Permission Granted
- Three/Four Bedrooms, Two Bathrooms
- No Onward Chain
- Mid Terrace Freehold House
- Sought After Location

Tenure: Freehold EPC Rating: D

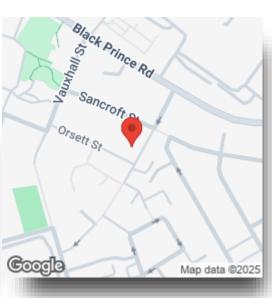
Council Tax Band: F

£1,100,000









Please note the marker reflects the postcode not the actual property

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Property Ref: KGT109805 - 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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