



barnard marcus

Tomkyns House Distin Street, London SE11

welcome to

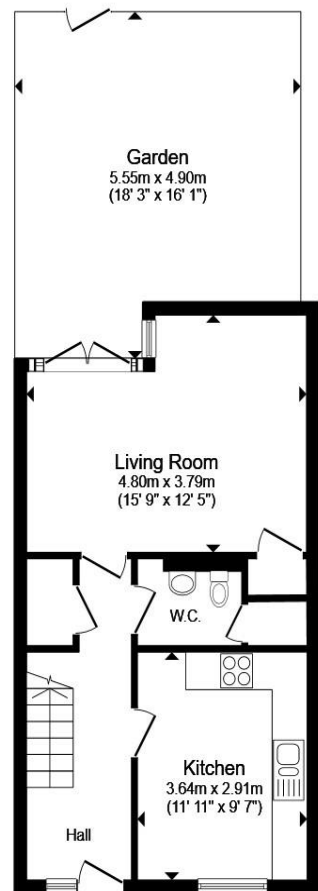
Tomkyns House Distin Street, London

We are delighted to introduce this beautifully appointed three bedroom split level maisonette which has been tastefully renovated throughout by the current owner. Arranged over the ground and first floor the property benefits from its own front door and enjoys a good size private rear garden. Situated in a small well kept purpose built block, the property is surrounded by two parks and a plethora of local amenities. Conveniently located just off Kennington Road, the property is located within easy reach of Lambeth North Tube Station (Bakerloo Line) 0.6 miles, Kennington Tube Station (Northern Line) 0.5 miles and London Waterloo Station Overground, Bakerloo, Northern, Jubilee and Waterloo & City Lines) and is well served by local shops, restaurants and bus routes.

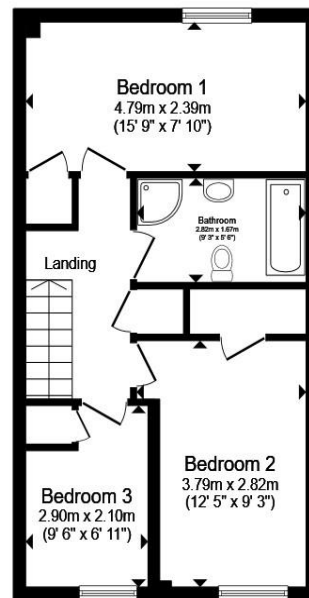
Accommodation comprises an entrance hall, refitted kitchen/breakfast room, large living room with ample space for a dining table, downstairs WC, three bedrooms, stylish bathroom and private rear garden.

Internal viewings are essential to fully appreciate the quality of the accommodation on offer.





Ground Floor



First Floor



Total floor area 84.7 m² (912 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

welcome to

Tomkyns House Distin Street, London

- Three Bedrooms
- Split Level
- Private Rear Garden
- Own Front Door
- Superb Condition

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 4867.00

Ground Rent: 10.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£500,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT111074



Property Ref:
KGT111074 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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