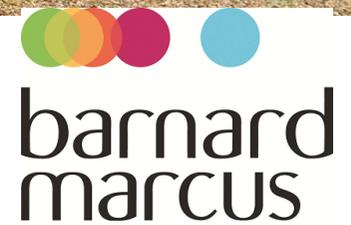




Kennington Road, London SE11



welcome to

Kennington Road, London

*** Offers in Excess of £1,750,000 *** We are delighted to introduce a rare opportunity to acquire this substantial seven/eight double bedroom, triple fronted Georgian residence to the market. The property is in need of complete renovation throughout and offers a potential purchaser a fantastic opportunity to develop the property to their own taste. Sprawling across five floors the spacious accommodation is versatile and light filled suitable for a variety of living arrangements. There is also the benefit of off-street parking and no onward chain. The property is located just moments from London Waterloo Station and Lambeth North tube station (Bakerloo Line) and the shops and restaurants of the South Bank where you will find an array of Coffee houses, restaurants and food markets. There are also a variety of bus routes in and out of the city.

Accommodation is arranged over five floors and comprises seven/eight double bedrooms, five reception rooms, three bathrooms, kitchen/breakfast room, storage cellar and a sizeable rear garden.

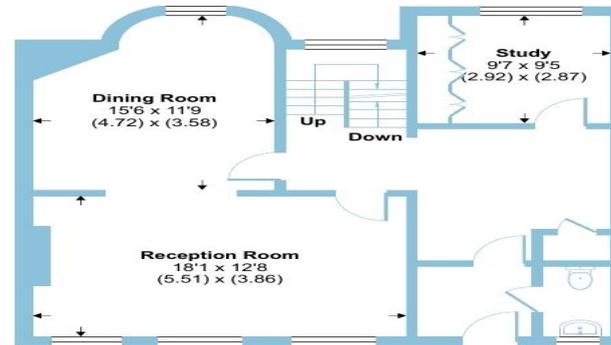
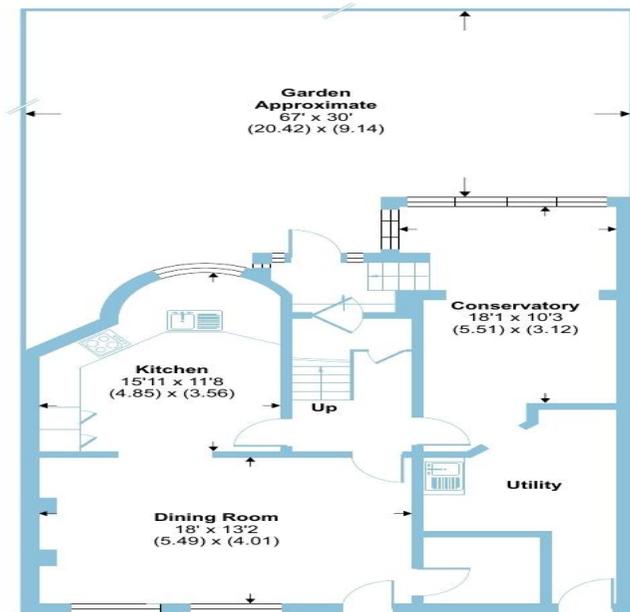
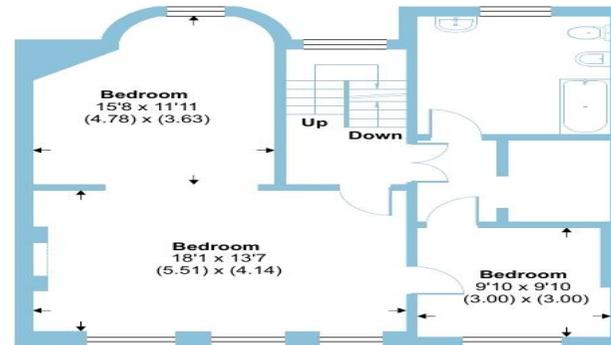
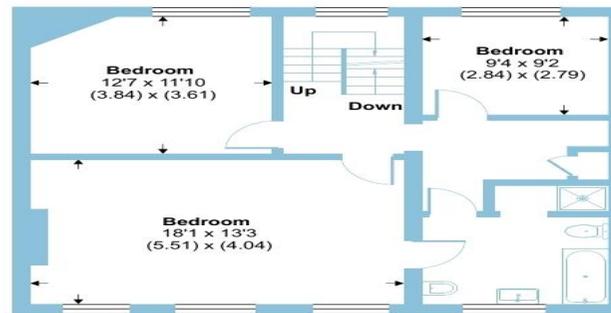
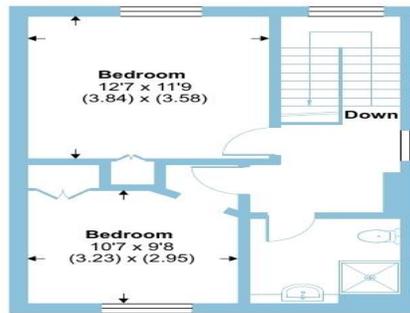
*** We believe this property may qualify for two substantial Tax Relief Schemes due to the condition and the length of time it has been unoccupied. Please enquire directly for more information. ***



Kennington Road, London, SE11

Approximate Area = 3585 sq ft / 333 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Barnard Marcus. REF: 1142131



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

welcome to

Kennington Road, London

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Seven/Eight Bedrooms
- Georgian Terrace

Tenure: Freehold EPC Rating: E

guide price

£1,750,000



view this property online barnardmarcus.co.uk/Property/KGT110485



Property Ref:
KGT110485 - 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.

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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Please note the marker reflects the
postcode not the actual property