



Braganza Street, London SE17

welcome to
Braganza Street, London

We are delighted to present to the market a rare opportunity to acquire this fantastic three bedroom mid terrace house, offering fantastic scope for extension to the rear and into the loft, subject to the usual consents. Occupying an enviable position overlooking a central green, the property is offered for sale in good condition and benefits from a delightful rear garden and off street parking. Nestled in this quiet residential location amenities are still plentiful. Transport links are provided by either Kennington tube station (Northern Line) or Elephant & Castle station (Northern & Bakerloo Lines and Overground service) along with a wide selection of bus routes. The nearby Walworth Road provides a host of shops, restaurants and supermarkets and the green spaces of Pasley Park are also just a short distance away.

Accommodation comprises an entrance hall, three bedrooms, kitchen/breakfast room, large living room, bathroom and front and rear gardens. There is also ample storage.

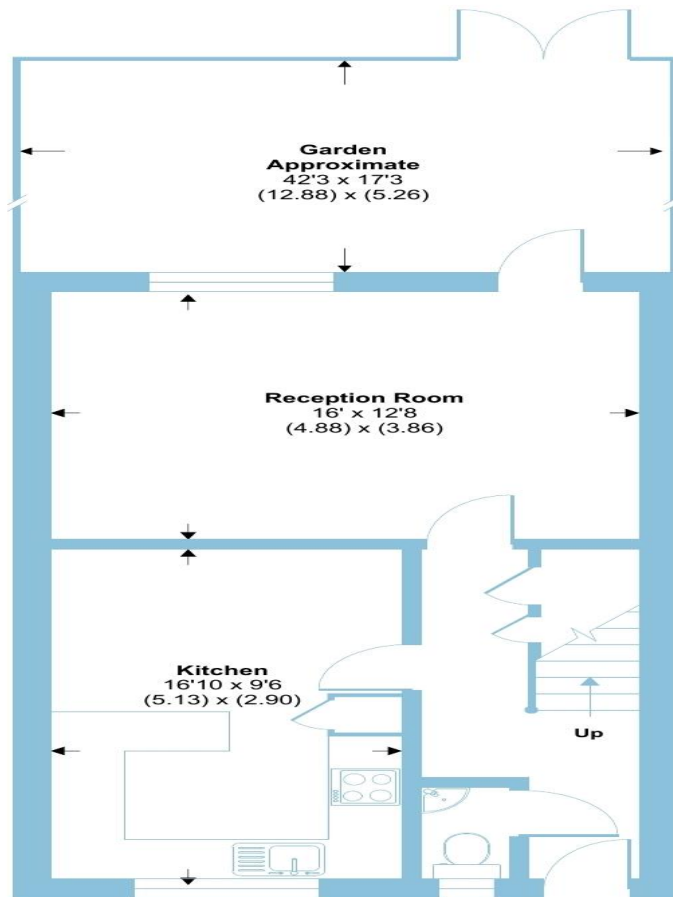
Early viewings advised as quick sale expected.



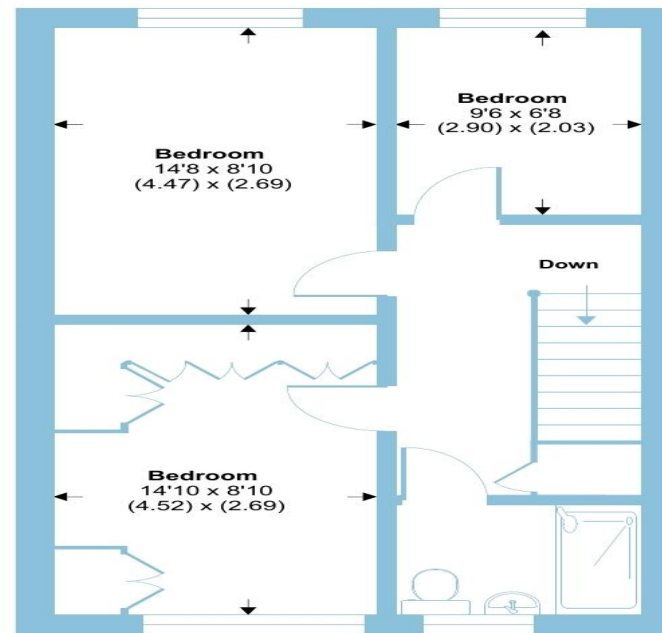
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Approximate Area = 948 sq ft / 88.1 sq m

For identification only - Not to scale



GROUND FLOOR



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: 1261346

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Braganza Street, London

- Three Bedrooms
- Substantial Extension Potential (STPP)
- Mid Terrace
- Rear Garden
- Off Street Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£850,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110742



Property Ref:
KGT110742 - 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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