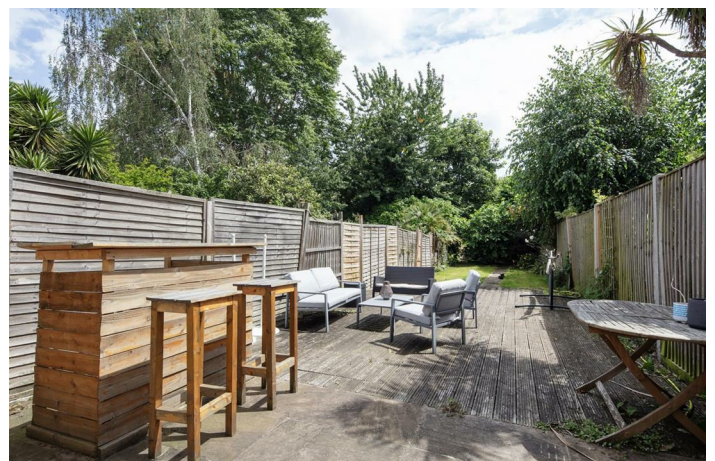


MINA ROAD, WALWORTH, SE17
LEASEHOLD - SHARE OF FREEHOLD
GUIDE PRICE £450,000 - £475,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 990 on the underlying lease

Service Charge : n/a

Ground Rent : n/a

FEATURES

80ft Private Garden

Potential to Extend (subject to planning)

Open Plan Living Area

Share of Freehold



MINA ROAD SE17

LEASEHOLD - SHARE OF FREEHOLD



MINA ROAD SE17

LEASEHOLD - SHARE OF FREEHOLD



Two Bedroom Victorian Conversion With 80ft Private Garden.

GUIDE PRICE: £450,000 to £475,000.

Sitting on the ground floor of a charming period building, this super cute two bedder benefits from an unbelievably generous private garden. It stretches a cool 80 ft and promises any amount of uses. One could easily instate a work from home studio with tonnes of space left for entertaining, sun-baking and veg-growing. The accommodation comprises an open plan kitchen/living space, two bedrooms and bathroom. From here you can stroll to Bermondsey, Walworth Road and Camberwell in no time. Elephant & Castle station is walkable in around 20 minutes or you can whizz there by bus for a swift commute.

High hedging affords the building shade and privacy. A shared hallway leads inward to the flat's ground floor door. You'll find the larger of the two bedrooms fronting the street with plenty of space for a decent sized double bed and storage. A neat modern bathroom comes next, preceding your second bedroom which has a peaceful rear aspect. At the end of the hall you find the open plan kitchen/living space. Garden access is offered from here to your reassuringly generous patio and lawn. It's a notably substantial and private outside space.

The flat is located just 15 minutes from the City. The river is very close too - grab a bus from Old Kent Road and be at London Bridge, South Bank, Waterloo or the City in 12 minutes (you can jump on the tube there if you need to go further north). Burgess Park has a lovely lake and plenty of well sculpted greenery. The huge Tesco on the Old Kent Road is two minutes in the car or you can get them to deliver to the door. Locals in the know will be aware of the plans to turn the Old Kent Road into a "leafy boulevard" over the next few years, served by a possible extension of the Bakerloo line.

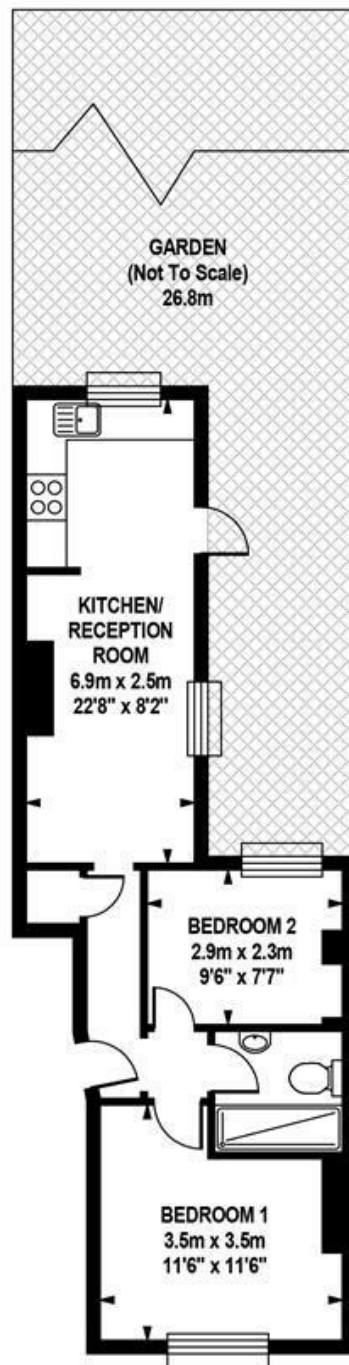
Tenure: Share of Freehold

Lease Length: 990 years

Council Tax Band: B

MINA ROAD SE17

LEASEHOLD - SHARE OF FREEHOLD



GROUND FLOOR

Approximate Internal Area :-
44.00 sq m / 474 sq ft

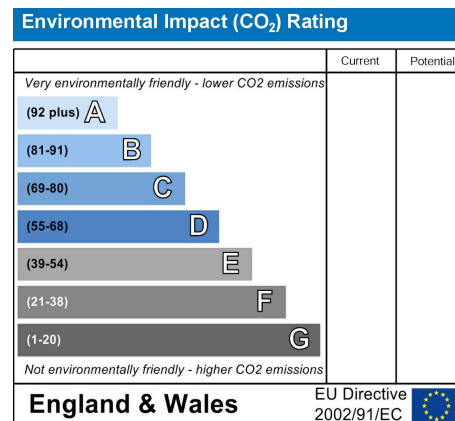
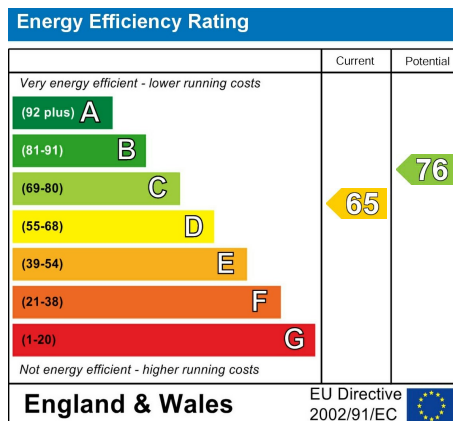


TOTAL APPROX.FLOOR AREA

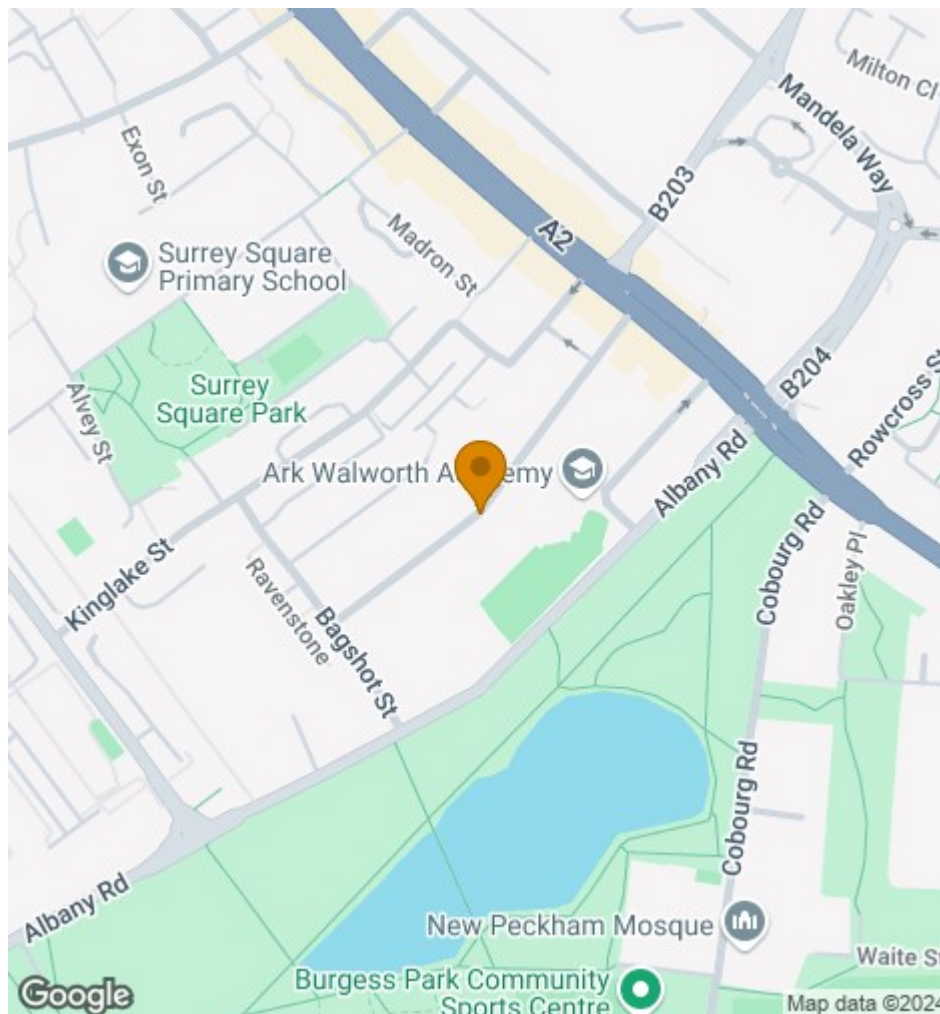
Approximate Internal Area :- 44.00 sq m / 474 sq ft
Measurements for guidance only / not to scale

MINA ROAD SE17

LEASEHOLD - SHARE OF FREEHOLD



All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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