



KALMARs

Old Kent Road, London, SE15
2 Bedroom Apartment



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Freehold £720,000

Description

A period freehold building with commercial office and outside space on the ground floor including a residential 2-bedroom apartment with terrace space on the upper floors.

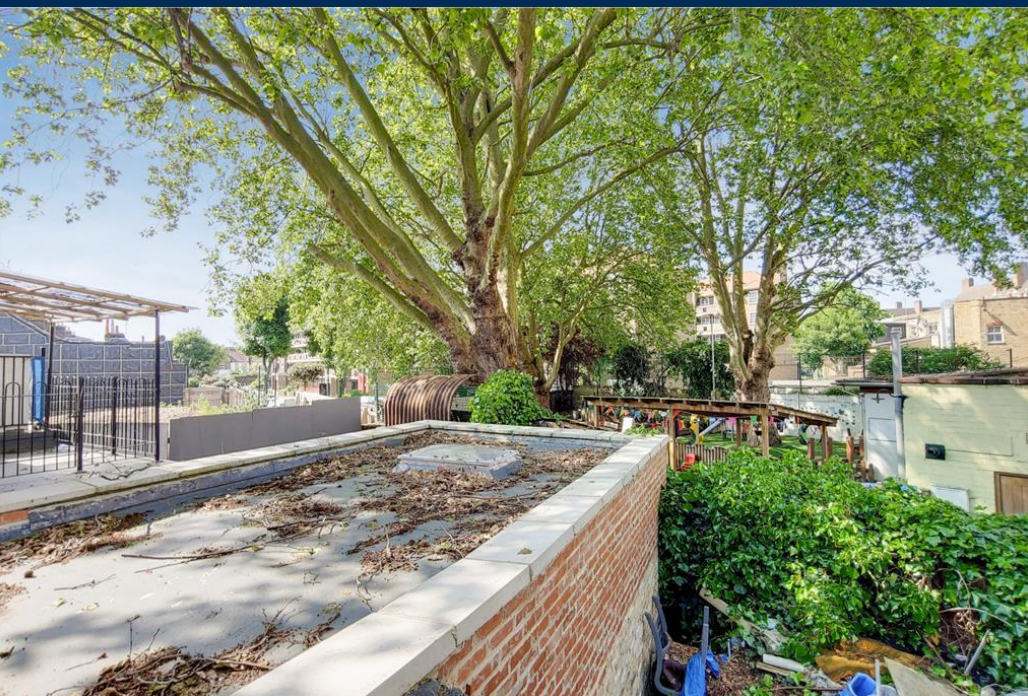
With further development scope, there is potential for a loft conversion to build another level to the top floor (subject to the relevant planning permissions). The ground floor features an excellent space for commercial use (currently used as a longstanding solicitors office). The office is divided into multiple rooms for meeting and storage and would lend itself well to various uses. There is also direct access to a rear outside area. With independent ground floor access to the apartment leading up a private stairwell, the first floor comprises the reception room, separate kitchen, bathroom and outside terrace space with the two double bedrooms on the second level.

The property is situated in the middle of a retail parade on the Old Kent Road. There is a great choice of large supermarkets such as Tesco, Lidl and Asda, alongside independent delicatessens, cafes and shops offering an array of services. Burgess Park is located just a 0.6m walk away which offers green space with a lake, sports facilities and the Coburg Road Nature Area. The nearest stations include 0.7m to South Bermondsey Station (Southern Railway) or 0.8m to Queens Road Station, Peckham (London Overground Line). Bus routes include the 21 to London Bridge towards Bank, 53 or 453 gets to Elephant & Castle heading to St Thomas's hospital, 172 to London Waterloo and the 78 to Tower Bridge which carries all the way through to Liverpool Street and Shoreditch.

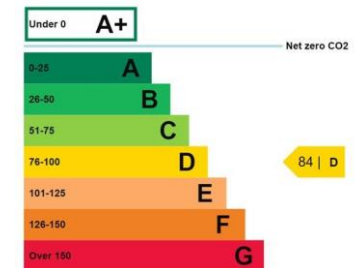
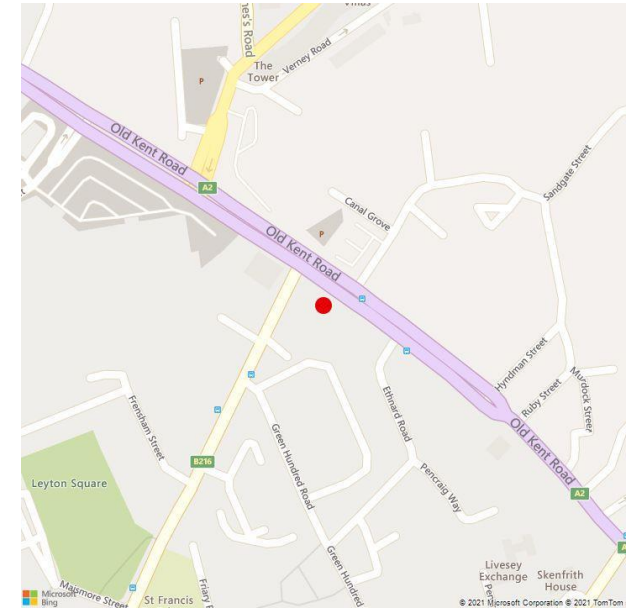
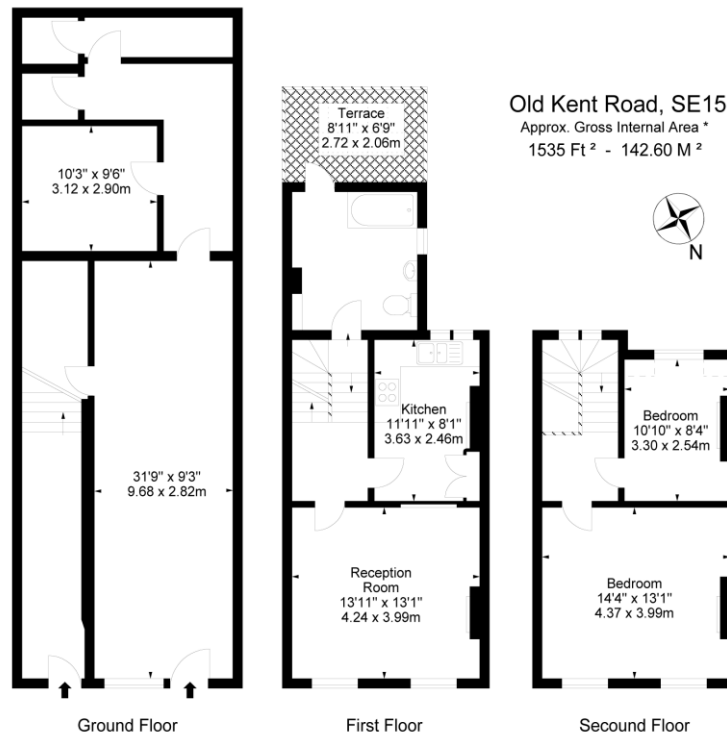
Flat Rent is £1300 per month = £15,600pa

Shop rent is £1350 per month = £16,200pa

Total annual income = £31,800







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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.