



barnard marcus

**Old Kent Road, London SE1**



**welcome to**  
**Old Kent Road, London**

\*\*\* 45% NOW SOLD \*\*\* "Old Kent Road" is a stunning boutique development of just nine newly built studio, one and two bedroom apartments finished to a high specification utilising the very best of modern fixtures and finished in contemporary tones throughout. Situated aloft this existing terrace the apartments are filled with natural light and enjoys sweeping views across the London skyline.

Conveniently situated on the vibrant Old Kent Road there are a plethora of shops, restaurants and major supermarkets. Transport links are provided by a wide selection of nearby bus routes in and out of the city as well as Elephant & Castle Station (Northern, Bakerloo Line and Overground service) which is only 0.9 miles away. The green open spaces of Burgess Park are also close by, ideal for those who enjoy being outdoors.

Modern living in the heart of London - Contact us to register your interest and be one of the first to view.





Lease Plan 1:50 @A3



Location Plan 1:1250 @A3



Floor Plan 1:500 @A3



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| <p><b>mab</b><br/>         Architecture, design &amp; development Ltd<br/>         studio@mab-architects.com<br/>         53 Hyndwood,<br/>         London,<br/>         SE20 2SL<br/>         www.mab-architects.com</p> | <p><b>ADDRESS:</b><br/>         Flat C 376 Old Kent Road, SE7 5AA</p> <p><b>DRAWING TITLE:</b><br/>         Flat C 376 Old Kent Road, Lease Plan</p> <p><b>DRAWING NUMBER &amp; SCALE:</b><br/>         L-170 1:50@A3</p> |
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## welcome to Old Kent Road, London

- New Build Apartment
- Top Floor
- High Specification Finishes
- 250 year lease Offered on Completion
- Build Ready Q4 2025/Q1 2026

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

# £425,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT111233](https://www.barnardmarcus.co.uk/Property/KGT111233)



Property Ref:  
KGT111233 - 0002

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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