



Garbett House Doddington Grove, London SE17

welcome to

Garbett House Doddington Grove, London

We are delighted to introduce this well-appointed three double bedroom ground floor purpose built apartment, with direct access to its own private garden. Situated in this popular low rise brick built block the property offers well balanced accommodation throughout and is accessed via its own front door. Doddington Grove is widely regarded as one the area's premier tree lined residential roads and family properties are rarely available here. Situated just moments from Kennington Tube Station (Northern Line) all of the area's local amenities, such as shops, supermarkets, restaurants and pubs, are found within easy reach. There are also multiple bus routes in and out of the city located nearby.

Accommodation consists of own front door, entrance hall, three double bedrooms, large living room, kitchen/breakfast room, bathroom and private garden.

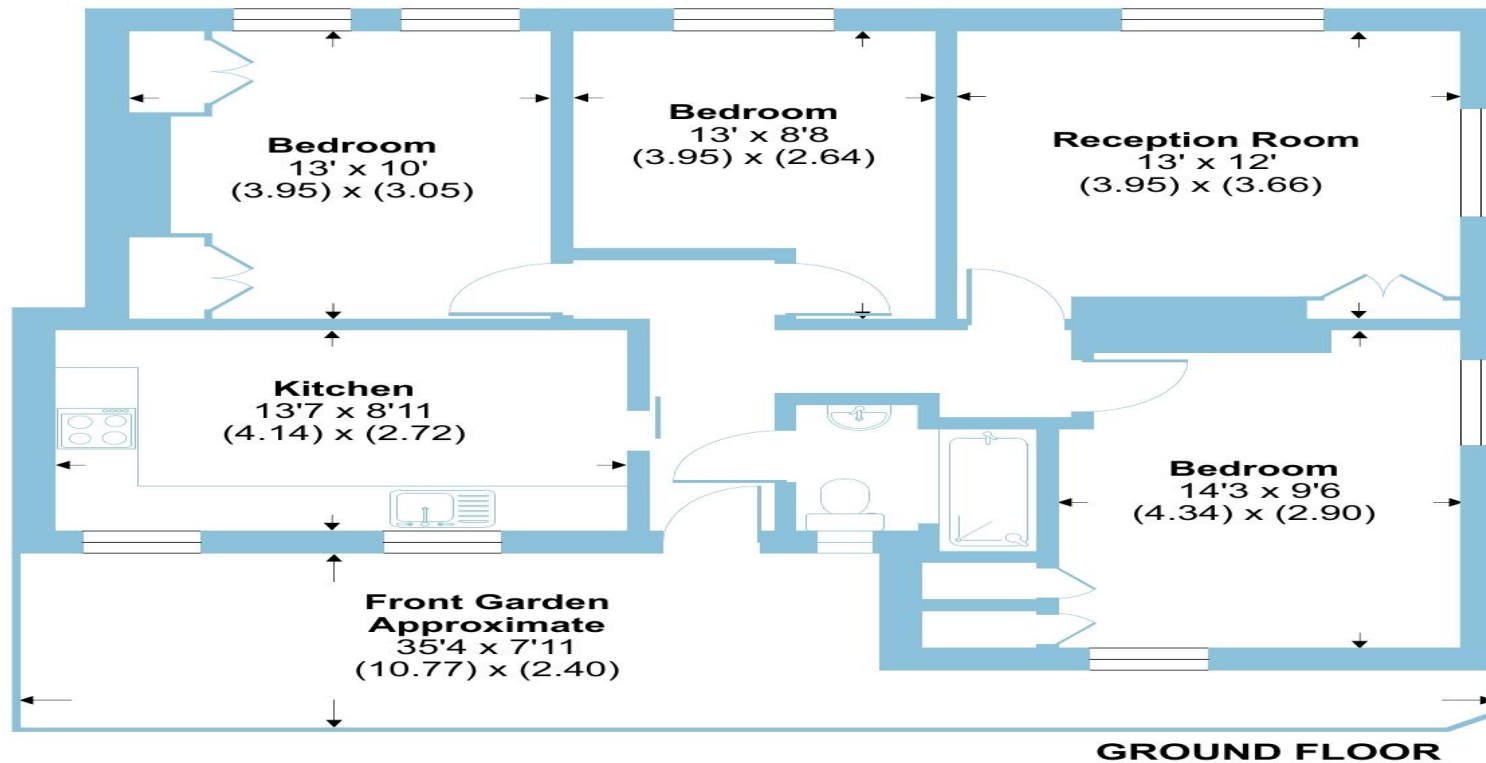
Early viewings are advised as quick sale expected.



Doddington Grove, London, SE17

Approximate Area = 785 sq ft / 73 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1240956

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- Three Double Bedrooms
- Ground Floor
- Private Garden
- Own Front Door
- Sought After Location

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2095.53

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Dec 2003.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT111026



Property Ref:
KGT111026 - 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.

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