



East Street, London SE17 2DJ

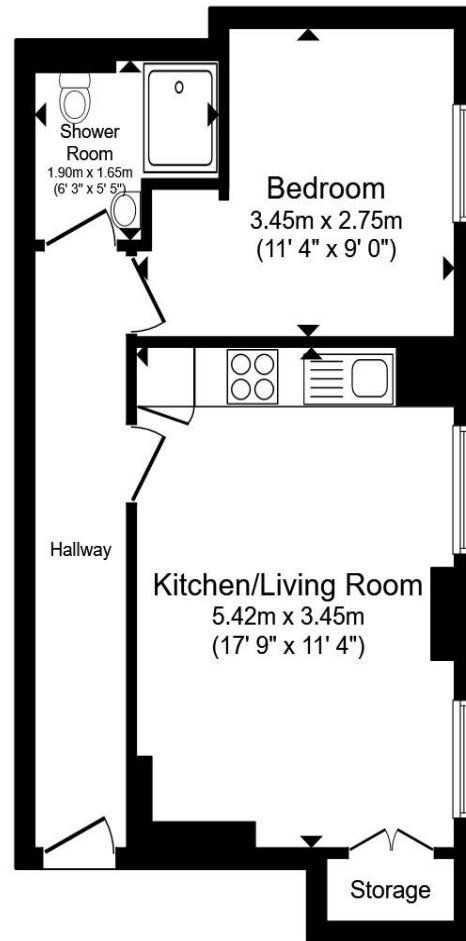
welcome to
East Street, London

A simply stunning one double bedroom top floor (3rd) modern built apartment, available for sale with the benefit of no onward chain. Styled in contemporary tones and modern fittings throughout, the property has been lovingly maintained and would be ideal for anyone looking for a turn-key property. The property is situated in a popular residential location just off the Walworth Road, offering access to the iconic East Street Market, along with a host of shops, supermarkets, restaurants and bars. Transport links are provided by Elephant & Castle station (Northern Line, Bakerloo Line and Overground) as well as Kennington station (Northern Line) along with a plethora of bus routes into the city. The green spaces of Nursery Row Park and Burgess Park are both nearby, ideal for those who enjoy being outdoors.

Accommodation consists of an entrance hall with good storage, one double bedroom, luxury open plan kitchen/reception room and a stylish re-fitted bathroom.

An internal viewing is essential to fully appreciate the internal quality.





Total floor area 38.0 m² (409 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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- One Double Bedroom
- Top Floor (3rd)
- Modern Built
- No Onward Chain
- Convenient Location

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Apr 2021. 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
£330,000



Please note the marker reflects the
postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/KGT111022](https://www.barnardmarcus.co.uk/Property/KGT111022)



Property Ref:
KGT111022 - 0006

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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