



St. Georges Court Garden Row, London SE1

welcome to

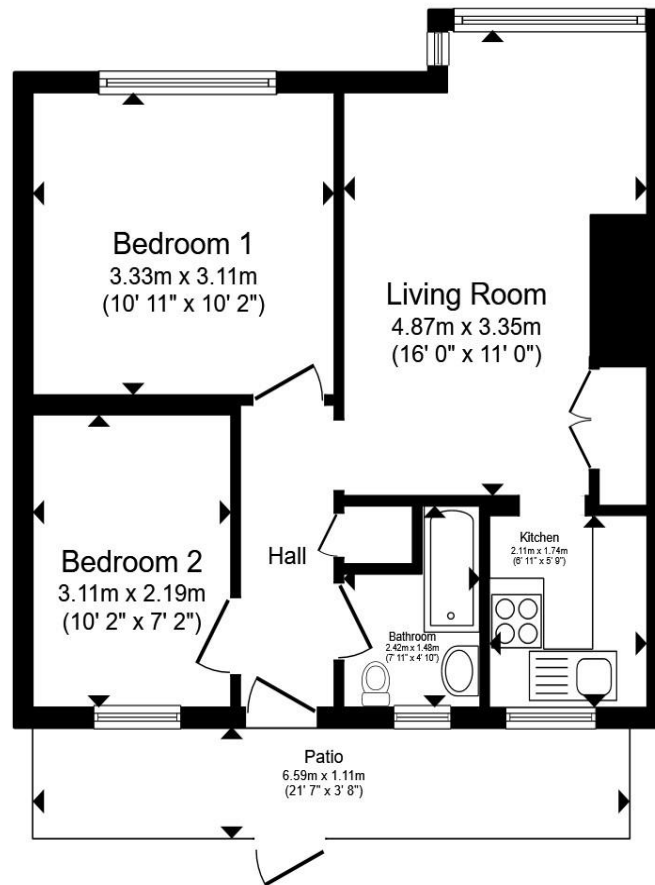
St. Georges Court Garden Row, London

We are delighted to introduce this well appointed two double bedroom ground floor purpose built apartment, with direct access to its own private patio. The property is situated in this popular low rise private block and available for sale with the benefit of no onward chain. Garden Row is a quiet residential Street in the heart of Elephant and Castle (currently going through major improvement and regeneration) and set within close proximity South Bank University and Geraldine Mary Harmsworth Park which provides a range of activities including the historic Imperial War Museum and is set within easy reach of Elephant and Castle, Borough and Lambeth which combined offer a plethora of bars, shops and restaurants to include Borough Market, the London Eye and also London's vibrant South Bank. Transport links are available within walking distance of Elephant and Castle (Bakerloo and Northern Line as well as National Rail services) and also within easy reach of Lambeth North (Bakerloo Line) & Waterloo Station (multiple transport options). There are also a range of bus routes (also within walking distance) available that would provide easy access to the City, West End and surrounding areas.

Accommodation comprises an entrance hall with storage, two double bedrooms, living room, kitchen, private patio and bathroom.

Early viewings are advised to avoid disappointment.





Floor Plan

Total floor area 44.2 m² (476 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

welcome to

St. Georges Court Garden Row, London

- Two Double Bedrooms
- Ground Floor
- Private Patio
- No Onward Chain
- Sought After Location

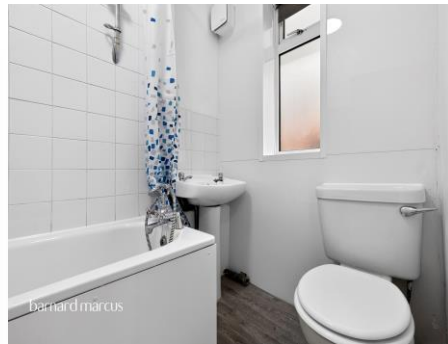
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT111099



Property Ref:
KGT111099 - 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.



barnard marcus



020 7735 0922



Kennington@barnardmarcus.co.uk



315 Kennington Road, Kennington, LONDON, SE11 4QE



barnardmarcus.co.uk