



barnard marcus

Westcott Road, London SE17


**barnard
marcus**

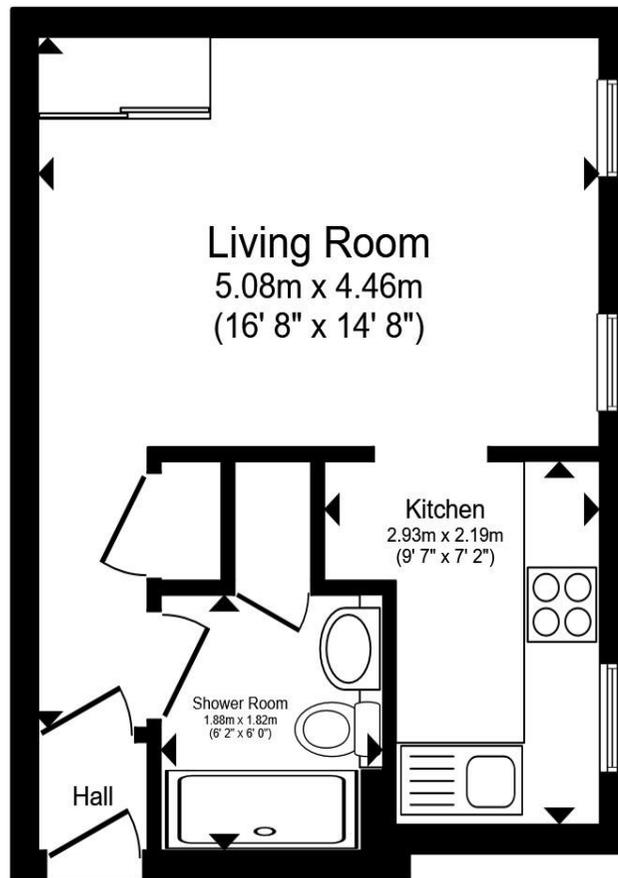
welcome to
Westcott Road, London

Situated on the ground floor of this well maintained private development is this very well appointed studio apartment, offered for sale with no onward chain. The property benefits from access to delightful secluded communal gardens and an allocated parking space. The property is located within easy reach of Kennington Park, Elephant and Castle and Walworth Road which offer a plethora of bars, shops and restaurants. Transport links are available close by at Kennington (Northern Line) and Elephant and Castle, (Northern and Bakerloo Lines as well as National Rail services). There are also multiple bus routes available that provide easy access to the city and surrounding areas.

The accommodation consists of an entrance hall which is unusual for a studio apartment. The bathroom can also be found off the hallway. You then proceed into a large studio room with a segregated kitchen area.

We see this property as being a great first purchase for a young professional person, a Pied-à-terre for someone commuting into London during the week or a nice addition to an existing portfolio.





Floor Plan

Total floor area 26.3 m² (283 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

Westcott Road, London

- Studio Apartment
- No Onward Chain
- Ground Floor
- Delightful Communal Gardens
- Allocated Parking Space

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1540.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£265,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/KGT111096](https://www.barnardmarcus.co.uk/Property/KGT111096)



Property Ref:
KGT111096 - 0005

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](https://www.barnardmarcus.co.uk)