



Dolland House Newburn Street, London SE11

welcome to

Dolland House Newburn Street, London

A bright and spacious two double bedroom fourth floor purpose-built flat available with the advantage of a pending lease extension and for sale with the benefit of no onward chain. Located in this sought after low rise block the property benefits from two generous double bedrooms of similar proportions and is presented in excellent internal condition. The property also boasts a rarely available double reception room, ideal for entertaining or lending itself to be converted into three bedrooms. Dolland House is set within easy reach of Vauxhall Station (Victoria Line and overground), Kennington and Lambeth which offer a large variety of bars, shops, restaurants and transport links.

The property comprises a roomy reception/entrance hall, two generous double bedrooms, living room, kitchen/breakfast room and stylish remodelled bathroom with added benefits to include ample storage and private balcony.

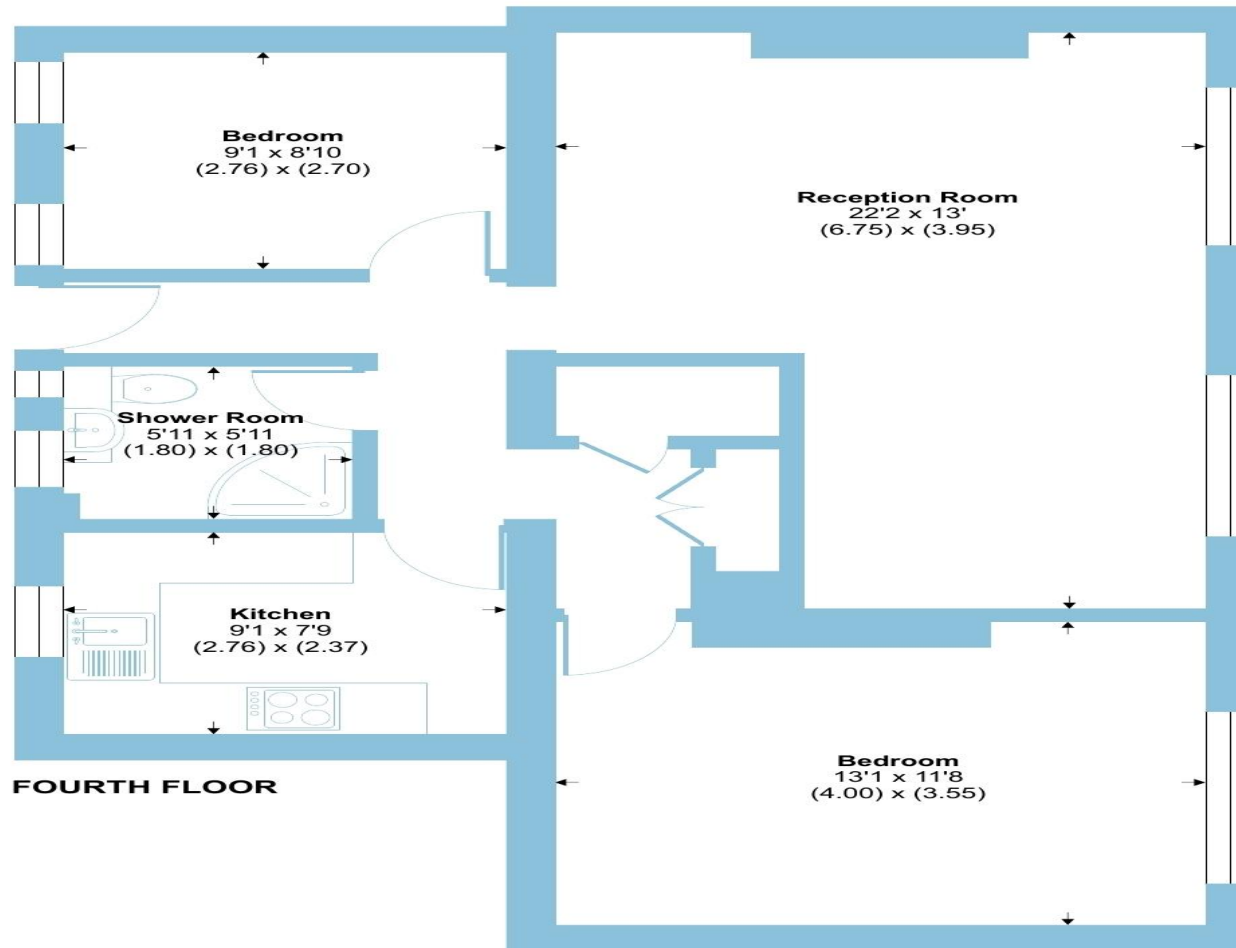
Early viewing request are recommended to avoid disappointment.



Newburn Street, London, SE11

Approximate Area = 719 sq ft / 66.8 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: 1380591

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- Two Double Bedrooms
- Sought After Location
- Fourth Floor
- Superb Condition
- No Onward Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2000.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Jan 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT111012



Property Ref:
KGT111012 - 0004

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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