



barnard marcus

**Danson Mews, LONDON SE17**



**welcome to**

## **Danson Mews, LONDON**

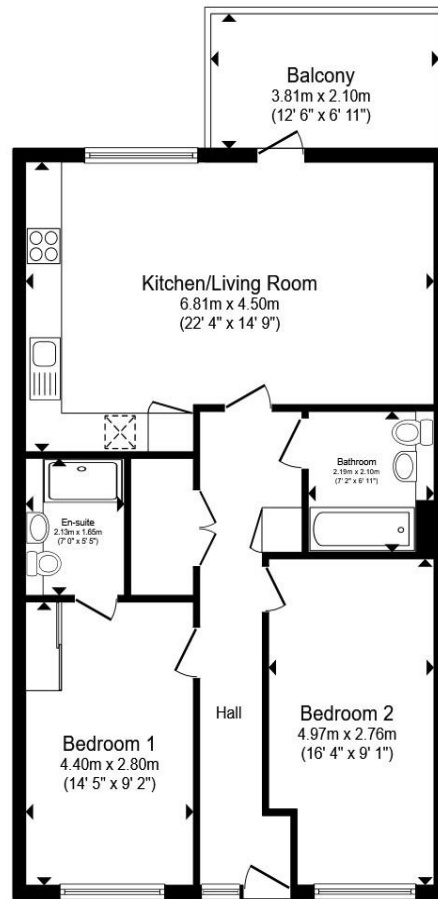
We are delighted to introduce this simply stunning two double bedroom third floor newly built apartment with direct access to a large private balcony terrace. Available for sale with no onward chain the property boasts a wealth of light and style throughout and has been finished to an exceptional standard. Both bedrooms are genuine doubles and there is an en suite to the master. Danson Mews is an extremely sought after private development set within beautiful communal grounds with properties rarely coming available. The development was only constructed in 2018/9, so has the remainder of the 10 year NHBC Guarantee still to run.

The property is situated in a sought after residential location and is close to the wide selection of amenities available on the Walworth Road. Transport Links are provided by Kennington Tube Station (Northern Line) and Elephant & Castle Station (Bakerloo Line, Northern Line and Overground) along with a multitude of bus routes into the city. The green space of Pullens Gardens is on the doorstep and Pasley Park can also be found nearby.

Accommodation comprises an entrance hall with storage, two genuine double bedrooms with en suite to the master, main bathroom, large open plan kitchen/reception room with fully integrated appliances and ample room for a dining table leading on to the balcony terrace.

Internal viewings are essential to fully appreciate.





### Third Floor

Total floor area 76.5 m<sup>2</sup> (823 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](http://www.propertybox.io)



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## Danson Mews, LONDON

- Two Double Bedrooms
- Third Floor
- Large Balcony Terrace
- No Onward Chain
- Sought After Development

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 2580.96

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Sep 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £650,000



**view this property online** [barnardmarcus.co.uk/Property/KGT111222](https://www.barnardmarcus.co.uk/Property/KGT111222)



Property Ref:  
KGT111222 - 0002

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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.



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Please note the marker reflects the  
postcode not the actual property