



Olney Road, London SE17

welcome to

Olney Road, London

We are delighted to offer this well appointed two double bedroom third floor purpose-built apartment to the market, with direct access to its own private balcony. Located in this popular low rise brick built block the property is offered for sale in good condition and is available for sale with no onward chain. Nestled in this quiet residential location amenities are still plentiful. Situated on the popular Olney Road the property is located within easy reach of Kennington, Walworth Road and Elephant and Castle which offer a variety of Bars, Shops and restaurants. The green open spaces of Kennington Park can be found within just 0.2 miles. Transport links are available close by at Kennington Tube Station (Northern Line) as well as a wide range of bus routes available that would provide access towards the city and surrounding areas.

Accommodation consists of an entrance hall with good storage, two genuine double bedrooms of similar proportions, large living room, kitchen/breakfast room, bathroom, separate WC and balcony.

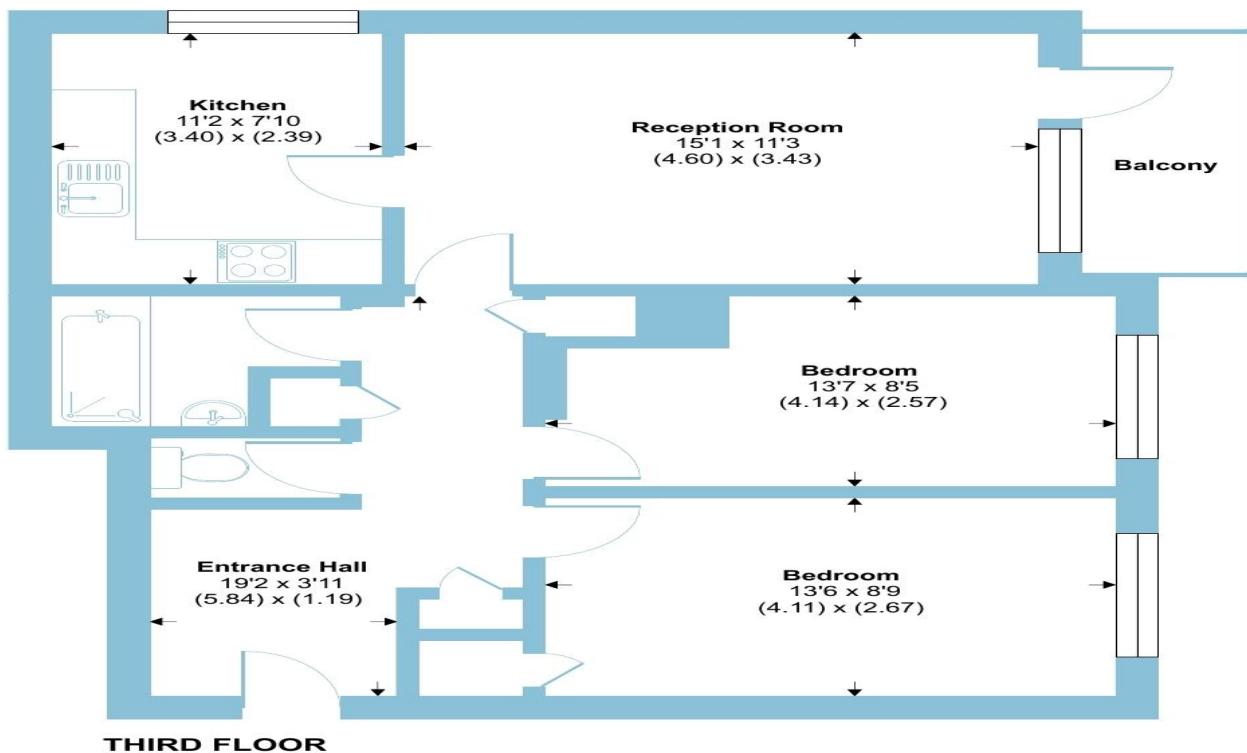
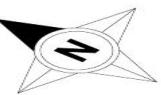
Prompt viewings are advised via owner's sole agents.



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Approximate Area = 693 sq ft / 64.4 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). © nichecom 2025.
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- Two Double Bedrooms
- No Onward Chain
- Private Balcony
- Third Floor
- Sought After Location

Tenure: Leasehold EPC Rating: C

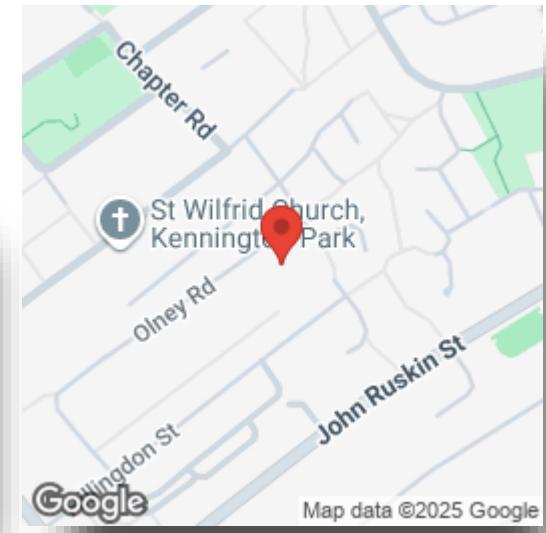
Council Tax Band: B Service Charge: 2200.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Apr 2001.
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

£375,000



view this property online barnardmarcus.co.uk/Property/KGT110942

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.



Property Ref:
KGT110942 - 0006

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