



Portia Court Opal Street, London SE11

welcome to

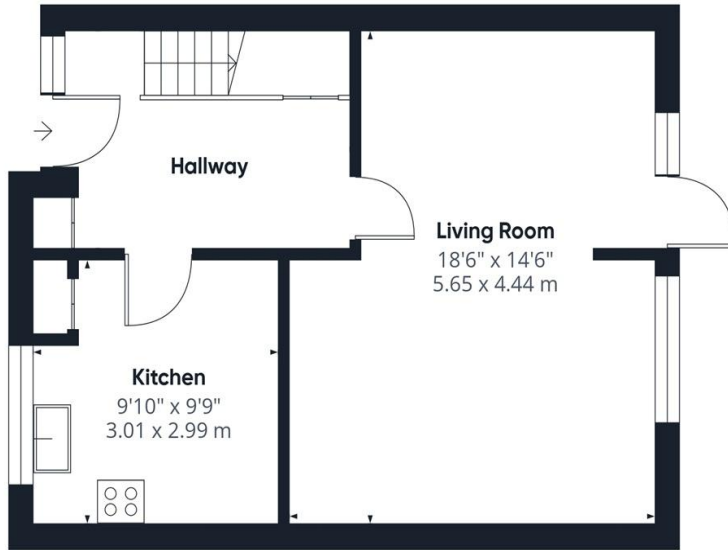
Portia Court Opal Street, London

Offered for sale in good decorative order is this three double bedroom split level purpose built maisonette, arranged over the ground and first floor. Available for sale with no onward chain the property enjoys direct access to its own large private garden and with its split level arrangement, really does have the feeling of a small house. Situated on the popular Cottington Close Estate 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), Elephant & Castle Station (Northern & Bakerloo Lines and Overground Services) as well as a wide range of bus routes available that would provide access towards the city and surrounding areas.

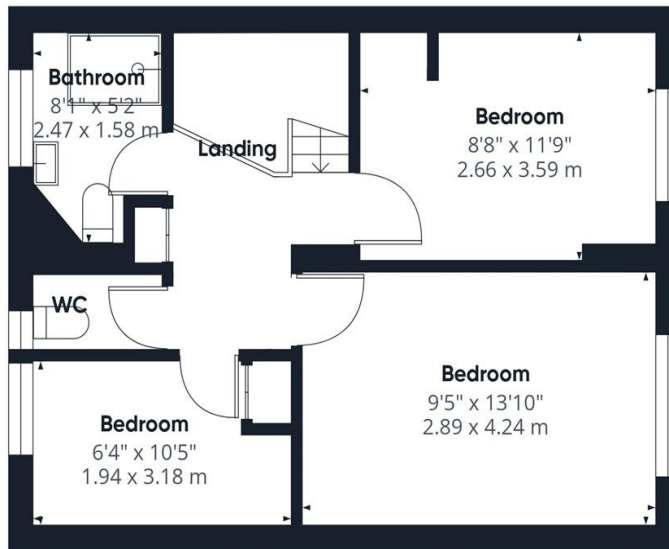
Accommodation is approached via own front door and comprises an entrance hall with good storage, kitchen/breakfast room, large living room, stairs to landing, three double bedrooms, bathroom, separate WC and private garden.

Early viewing advised as quick sale expected.





Floor 0



Floor 1

GLA⁽¹⁾

950.03 ft²
88.26 m²

Total

950.03 ft²
88.26 m²

(1) Finished, above grade

Ext. wall thickness assumed: 6 in/15.24 cm

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



welcome to

Portia Court Opal Street, London

- Three Double Bedrooms
- Large Private Rear Garden
- No Onward Chain
- Split Level
- Own Front Door

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2000.00

Ground Rent: 10.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£490,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT111192



Property Ref:
KGT111192 - 0003

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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