



Eglington Court Lorrimore Road, London SE17

welcome to

Eglington Court Lorrimore Road, London

We are proud to present this beautifully appointed one double bedroom top floor (4th) purpose built apartment to the market. The property has been lovingly maintained by the current owners and is stylishly presented making it ideal for someone looking to move straight in. There is also the benefit of no onward chain and a healthy length lease. Nestled in this quiet residential location amenities are still plentiful. Situated on the popular Lorrimore 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 comprises an entrance hall, one double bedroom, large living room with ample space for a dining table, refitted kitchen and bathroom.

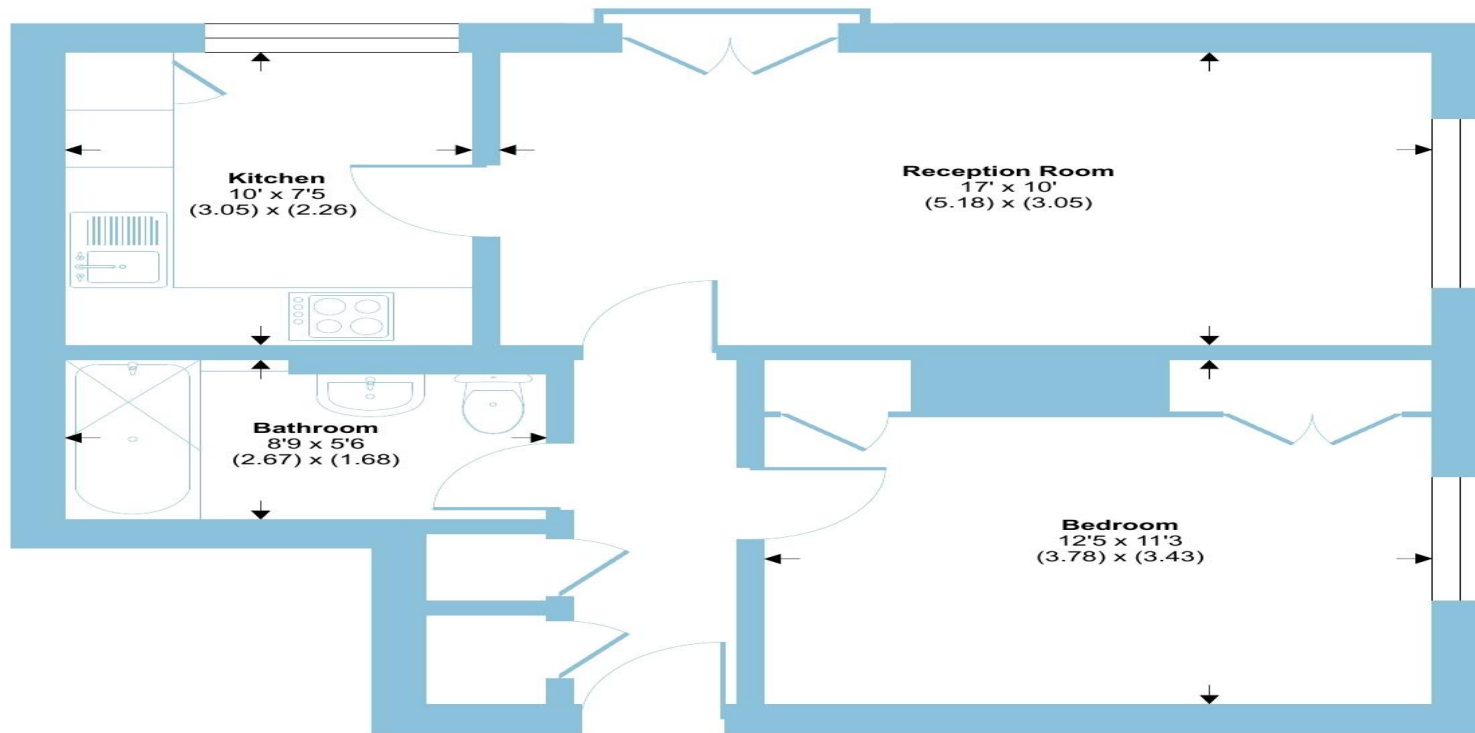
Internal viewings are strongly advised!



Lorrimore Road, London, SE17

Approximate Area = 515 sq ft / 47.8 sq m

For identification only - Not to scale



FOURTH FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1382896

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- One Double Bedroom
- Top Floor (4th)
- No Onward Chain
- Superb Condition
- Sought After Conditions

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1723.34

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Mar 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT111033



Property Ref:
KGT111033 - 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.

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