



**Andrews Walk, London SE17**

**welcome to**

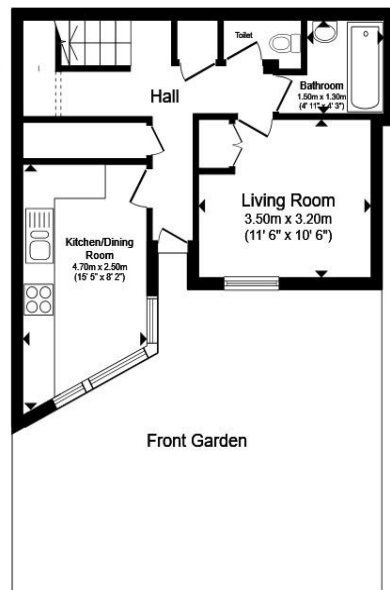
## **Andrews Walk, London**

We are delighted to introduce a rare opportunity to acquire this fantastic two double bedroom split level purpose built maisonette, arranged over the raised ground and first floor. Available for sale with no onward chain the property enjoys direct access to its own private garden and with its split level arrangement, really does have the feeling of a small house. Situated just off the popular Cooks 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 also 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.

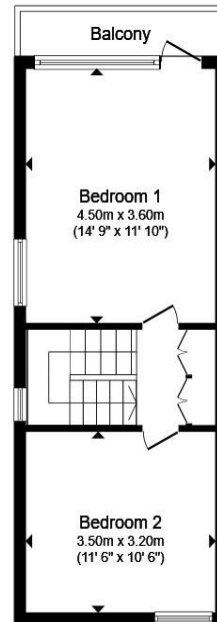
Accommodation is approached via own front door and comprises an entrance hall with good storage, kitchen/breakfast room, large living room, stairs to landing, two genuine double bedrooms, bathroom, separate WC and private garden.

Early viewing advised as quick sale expected.





**Ground Floor**



**First Floor**



Total floor area 68.5 m<sup>2</sup> (737 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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## Andrews Walk, London

- Two Double Bedrooms
- Split Level
- Private Garden
- No Onward Chain
- Own Front Door

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 3057.43

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

# £400,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT110977](https://barnardmarcus.co.uk/Property/KGT110977)



Property Ref:  
KGT110977 - 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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