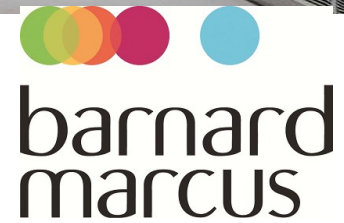




barnard marcus

**Fitzalan Street, London SE11**

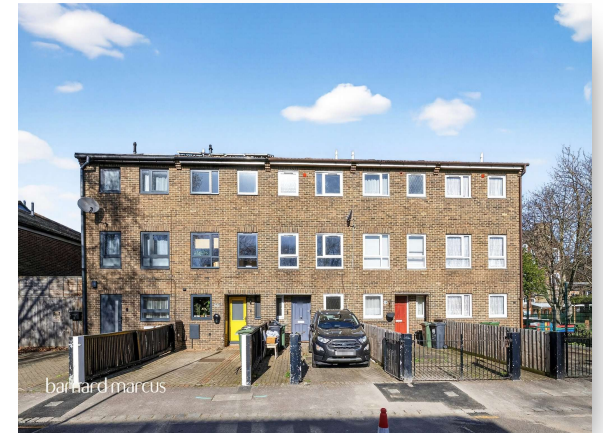


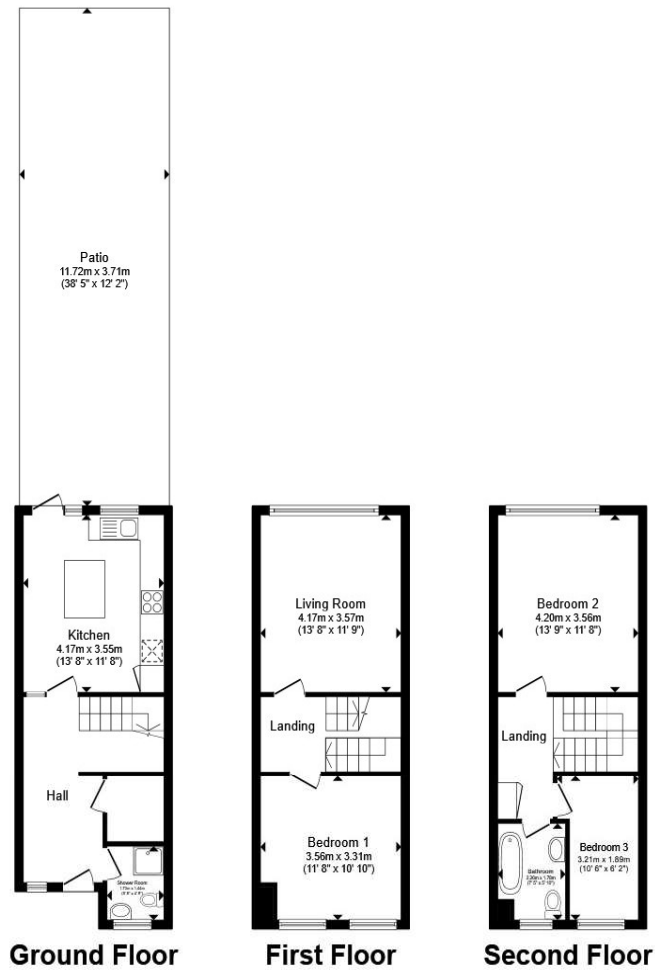
**welcome to**  
**Fitzalan Street, London**

We are delighted to introduce this simply stunning three double bedroom mid terrace house to the market, available for sale with the advantage of no onward chain. Benefitting from three genuine double bedrooms and two bathrooms, the property has been completely refurbished by the current owners and is finished in contemporary tones throughout. There is also a drive to the front providing off street parking for one car. Occupying an enviable location just walking distance to the River Thames, Westminster and the City the property is set within easy reach of Kennington, Vauxhall and Lambeth which combined offer a plethora of bars, shops and restaurants to include the vibrant South Bank. Transport links including Lambeth North Tube Station (Bakerloo Line), Kennington Tube Station (Northern Line), Westminster Tube Station (District, Central, Jubilee Lines) and Vauxhall Station (Victoria Line and National Rail) can be found equidistant to the property along with a range of convenient bus routes that provide easy access to the City and surrounding areas.

Accommodation comprises an entrance hall, remodelled kitchen/breakfast room, large living room with ample space for a dining table, three large double bedrooms, two bathrooms and rear garden.

Early viewings are strongly advised.





**Ground Floor**

**First Floor**

**Second Floor**

Total floor area 99.6 m<sup>2</sup> (1,072 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)



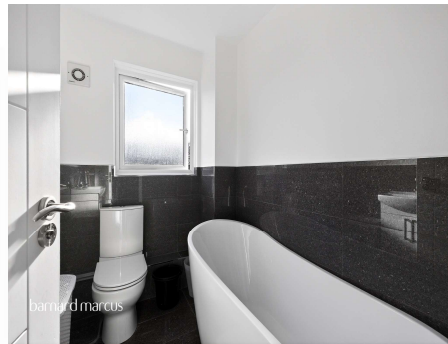
welcome to

## Fitzalan Street, London

- Three Double Bedrooms
- Mid Terrace Freehold House
- No Onward Chain
- Own Front Drive
- Sought After Zone 1 Location

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: E

# £825,000



**view this property online** [barnardmarcus.co.uk/Property/KGT111109](https://www.barnardmarcus.co.uk/Property/KGT111109)



Property Ref:  
KGT111109 - 0002

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.

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.



barnard marcus



**020 7735 0922**



[Kennington@barnardmarcus.co.uk](mailto:Kennington@barnardmarcus.co.uk)



315 Kennington Road, Kennington, LONDON,  
SE11 4QE



**[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)**

Please note the marker reflects the  
postcode not the actual property