

Selway House, South Lambeth Road, London SW8

barnard marcus

welcome to

Selway House South Lambeth Road, London

We are delighted to introduce to the market this fantastic two/three double bedroom split level purpose built triple aspect maisonette with direct access to a large South facing private roof terrace. The property is offered for sale in excellent internal condition, ideal for anyone looking to move straight in, and being arranged over two floors has the feeling of a small house. Situated in this enviable residential position in the heart of the sought after 'Little Portugal' the property is located just 0.4 miles from Stockwell Tube Station (Northern & Victoria Line) and 0.7 miles from Vauxhall station (Overground & Victoria Lines). Local shops and supermarkets can be found close by and Larkhall Park is also just 0.4 miles away.

Accommodation comprises an entrance hall, two/three genuine double bedrooms of similar proportions, kitchen, large living room with access on to the roof terrace and bathroom.

Early viewings are advised to avoid disappointment.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."









Ground Floor **First Floor**

Total floor area 75.9 m² (816 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

barnard marcus

welcome to

Selway House South Lambeth Road, London

- Two/Three Double Bedrooms
- Private Roof Terrace
- Split Level
- Superb Condition
- 'Little Portugal'

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: 2400.00
Ground Rent: 10.00

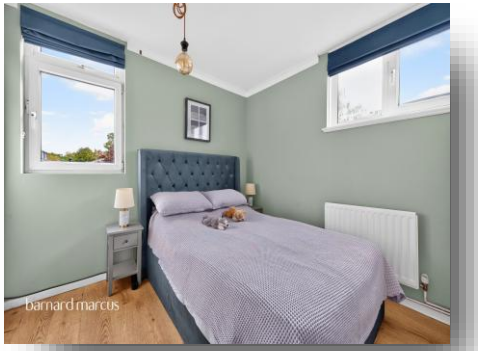
This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Mar 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£475,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT111319

The Property Ombudsman

Property Ref:
KGT111319 - 0006

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

020 7735 0922

Kennington@barnardmarcus.co.uk

315 Kennington Road, Kennington, LONDON, SE11 4QE

barnardmarcus.co.uk

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.