



Dodson Street,
Offers In Excess Of £500,000


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Dodson Street, London
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This bright three bedroom flat with balcony is arranged across three floors within a popular and sought after block located in the heart of Waterloo. With an internal area of 980 sq ft, the property comprises a spacious reception room with access to balcony, generous kitchen/breakfast room, three double bedrooms, bathroom and separate WC. Situated moments from the bars and restaurants located along The Cut as well as all the cultural attractions which the South Bank has to offer. EPC rating C.

ENTRANCE

2.03m x 1.70m (6'8" x 5'7")
Staircase up to half landing, carpet as laid.

LANDING

Doors to reception and kitchen/breakfast room, carpet as laid, stairs up to half landing.

KITCHEN/BREAKFAST ROOM

3.60m x 2.83m (11'10" x 9'4")
Fitted with a range of wall and base units with worktop over, one and half bowl sink unit with single drainer and mixer tap, five ring gas hob with extractor over and electric oven under, integrated fridge freezer, washing machine and dishwasher, radiator, laminate wood flooring, double glazed window to rear.

RECEPTION ROOM

5.25m x 3.17m (17'3" x 10'5")
Wall to wall double glazed windows to rear, double glazed door to balcony, laminate wood flooring, radiator.

BALCONY

3.05m x 1.27m (10'0" x 4'2")
Overlooking communal gardens.

HALF LANDING

Doors to bathroom and separate WC, carpet as laid, stairs up to third floor.

SEPARATE WC

1.57m x 0.81m (5'2" x 2'8")
Low flush WC.

BATHROOM

2.37m x 1.35m (7'9" x 4'5")
Panelled bath with mixer tap and wall mounted shower attachment over, wash hand basin basin inset vanity unit with storage cupboard under, radiator, tiled walls and floor.

LANDING

1.85m x 1.20m (6'1" x 3'11")
Doors to all bedrooms and stairs up to fire escape, carpet as laid.

MAIN BEDROOM

4.75m x 2.66m (15'7" x 8'9")
Two double glazed windows to front, radiator, carpet as laid, built in wardrobe.

BEDROOM TWO

4.75m x 2.53m (15'7" x 8'4")
Two double glazed windows to front, radiator, carpet as laid, built in wardrobe.

BEDROOM THREE

3.84m x 2.67m (12'7" x 8'9")
Two double glazed windows to front, radiator, carpet as laid.

TENURE

Leasehold with a term of 125 years from 14/06/2004.

SERVICE CHARGE DETAILS

Vendors advise £1,441.58 per annum.

COUNCIL TAX

Band C, London Borough of Southwark.
£1,358.04 per annum.

FLOORPLAN



For full EPC please contact the branch

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Buyer Notes

BUYER NOTES (Please use the area below to make any notes whilst viewing the property)

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



