



Laxley Close, London SE5

welcome to

Laxley Close, London

This extremely well presented three double bedroom split level maisonette is set over two floors of a small low rise ex-local development and is available for sale with no onward chain. The property benefits from direct access to a large private balcony and with its split level arrangement really does have the feeling of a small house. Laxley Close is located in the vibrant Kennington area which has excellent transport links; the Northern Lines of Kennington and Oval tube station being within walking distance and bus routes are within five minutes' walk. The numerous shops and amenities of the bustling Walworth Road are on the doorstep including many restaurants and pubs, and the City and West End are just a short cycle ride away.

Accommodation comprises a large entrance hall, kitchen/diner and large lounge opening on to a private balcony to the lower floor. Upstairs there are three spacious double bedrooms with built in storage off a larger than average landing, and a bathroom with separate w/c.

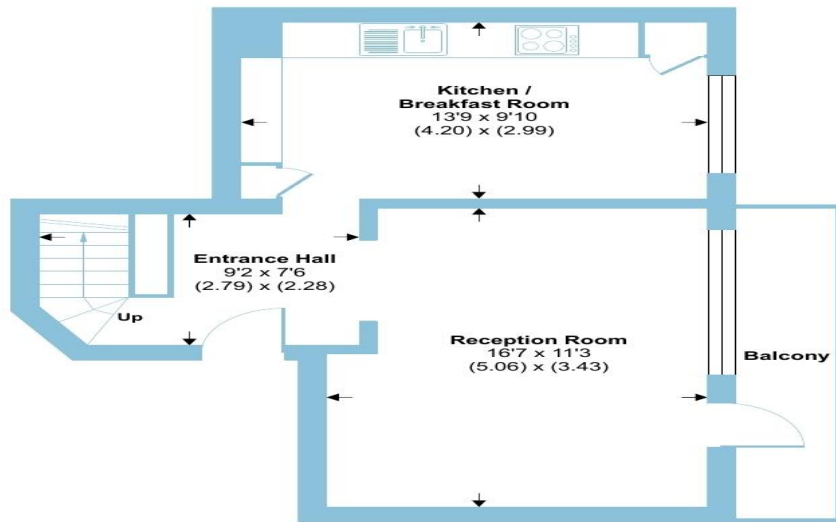
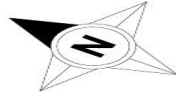
This property has a healthy length lease and would make an ideal home or BTL investment.



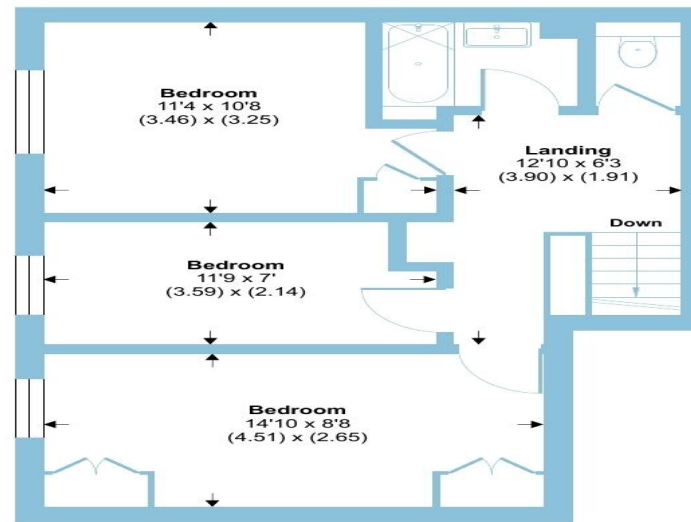
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Approximate Area = 854 sq ft / 79.3 sq m

For identification only - Not to scale



FIRST FLOOR



SECOND 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: 1341890

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- Three Double Bedrooms
- Split Level
- Private Balcony
- No Onward Chain
- Superb Condition

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 4248.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Feb 2003. 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

£380,000



view this property online barnardmarcus.co.uk/Property/KGT110917



Property Ref:
KGT110917 - 0007

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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020 7735 0922



Kennington@barnardmarcus.co.uk



315 Kennington Road, Kennington, LONDON,
SE11 4QE



barnardmarcus.co.uk

Please note the marker reflects the
postcode not the actual property