Suffield House Alberta Estate, London SE17

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welcome to

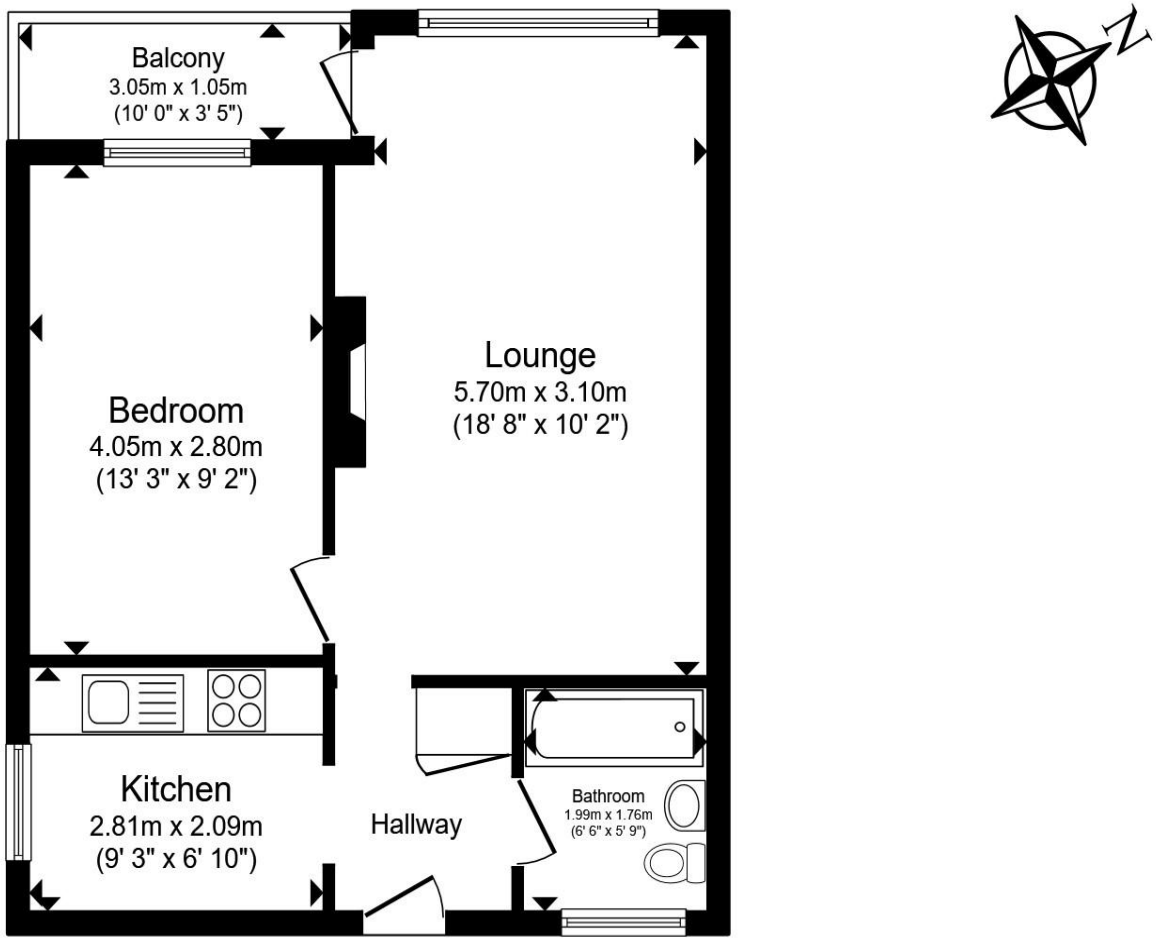
Suffield House Alberta Estate, London

Situated on the popular Alberta Estate is this fantastic one double bedroom second floor purpose built, available for sale with no onward chain. The property is offered for sale in good condition throughout and also benefits from direct access to its own good size South-Easterly aspect private balcony. The property offers spacious room sizes with the living room having ample space for a dining table and is enviably positioned at the end of the terrace benefitting from additional windows. The property is conveniently situated just 0.2 miles from Kennington Tube Station (Northern Line) ideal for today's commuters. The green open spaces of Kennington Park are also nearby along with local shops and a selection of bus routes.

Accommodation features an entrance hall, separate kitchen, living room leading on to the balcony, one double bedroom and bathroom. There is also ample storage.

An internal inspection is highly recommended.

"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."



Total floor area 46.6 m² (502 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

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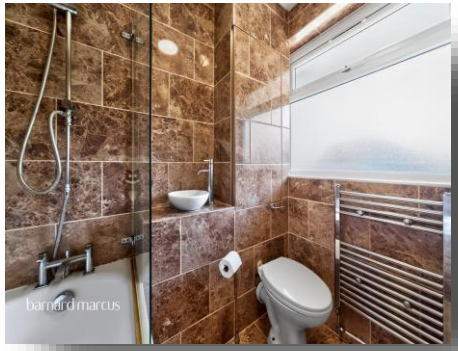
- One Double Bedroom
- No Onward Chain
- Private Balcony
- Second Floor
- Sought After Location

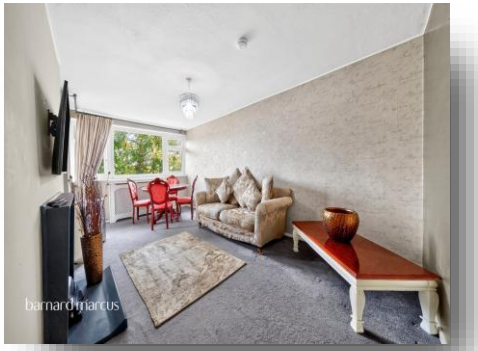
Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 1500.00
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Feb 2002. 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

£300,000





Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT111244

The Property Ombudsman

Property Ref:
KGT111244 - 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.

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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.