



barnard marcus

**Hillingdon Street, London SE17**

  
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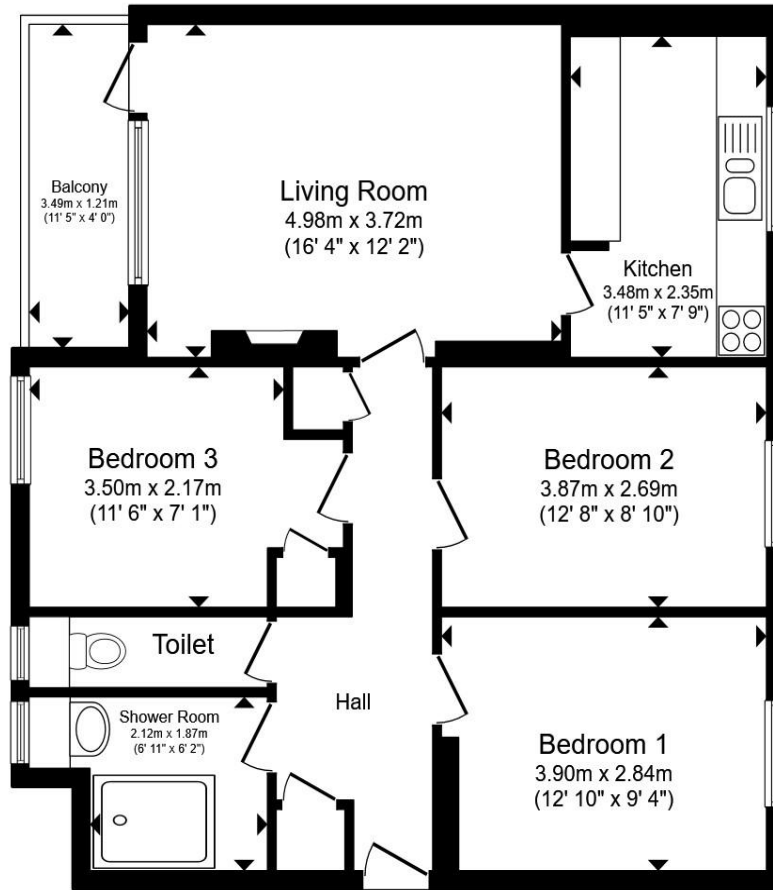
**welcome to**  
**Hillingdon Street, London**

A rare opportunity to acquire this three double bedroom ground floor purpose built apartment in need of modernisation, benefitting from direct access to its own private balcony. Available for sale with no onward chain, the property is located in a popular low rise block and would make an ideal purchase for families, a young professional couple, sharers or a nice addition to an existing portfolio. Situated just off the popular Cooks Road the property is located within easy reach of Kennington (0.8 miles), Walworth Road (0.7 miles) and Elephant and Castle (1.3 miles), which offer a variety of Bars, Shops and restaurants. The green open spaces of Kennington Park can be found within just 0.2 miles. Transport links are available close by at Kennington Tube Station (Northern Line) as well as a wide range of bus routes available that would provide access towards the city and surrounding areas.

Accommodation comprises an entrance hall with good storage, kitchen, large living room with space for a dining table, three double bedrooms, bathroom, separate WC and balcony.

Early viewing advised as quick sale expected.





## Ground Floor

Total floor area 77.3 m<sup>2</sup> (832 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

## Hillingdon Street, London

- Three Double Bedrooms
- No Onward Chain
- Private Balcony
- Ground Floor
- Needs Modernisation

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Sep 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£375,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT109644](https://www.barnardmarcus.co.uk/Property/KGT109644)



Property Ref:  
KGT109644 - 0008

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.



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