



Kennington / Oval Sales, 4-6 Clapham Road, London SW9 0JG
T 020 7820 4100 E ovalsales@ludlowthompson.com W www.ludlowthompson.com

AYLESBURY ROAD WALWORTH



£400,000 FOR SALE - PRICES FROM

REF: 2628966

2 Bed, Detached Apartment, Private Garden, Permit Parking

Private South-Facing Garden - VIEWINGS AVAILABLE ON REQUEST - Newly Refurbished Throughout - Own entrance -

An attractive period property with a small, tranquil south facing private garden. Newly refurbished. Benefiting from its own front door and a long lease. The accommodation comprises two double bedrooms, bathroom, fitted kitchen and lounge leading to the private garden. Features including high ceilings and sash windows. The street is very peaceful with allotments to the rear of the house. Situated within the sought after 'Walworth Village', very close to the green space of Burgess Park - providi... [continued below](#)

Train/Tube - Kennington, Elephant & Castle, Borough, Oval

Local Authority/Council Tax - Southwark

Tenure - Leasehold

ludlowthompson



Kennington / Oval Sales, 4-6 Clapham Road, London SW9 0JG
T 020 7820 4100 E ovalsales@ludlowthompson.com W www.ludlowthompson.com

AYLESBURY ROAD WALWORTH



Garden



Exterior



Lounge



Bedroom 1



Bedroom 2



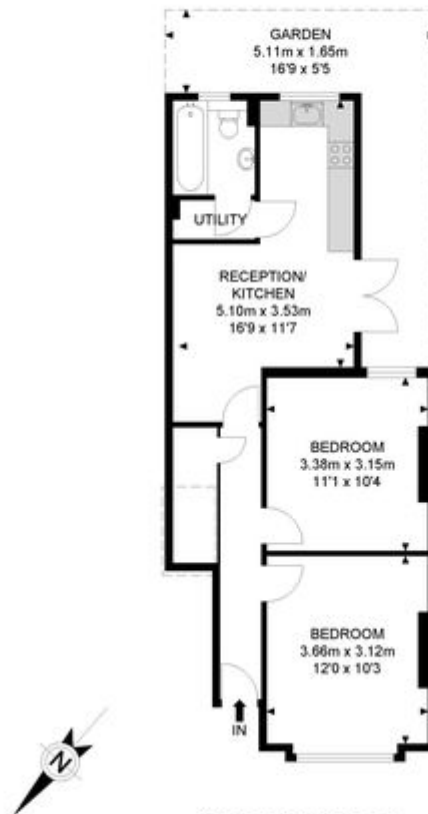
Bathroom



AYLESBURY ROAD WALWORTH



Aylesbury Road



Ground Floor



APPROX. GROSS INTERNAL FLOOR AREA 533.89 SQ FT / 49.60 SQM
RESTRICTED HEIGHT AREA 13.99 SQ FT / 1.30 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

© SpacePhoto

Photography and Floor Plan

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



AYLESBURY ROAD WALWORTH



An attractive period property with a small, tranquil south facing private garden. Newly refurbished. Benefiting from its own front door and a long lease. The accommodation comprises two double bedrooms, bathroom, fitted kitchen and lounge leading to the private garden. Features including high ceilings and sash windows. The street is very peaceful with allotments to the rear of the house.

Situated within the sought after 'Walworth Village', very close to the green space of Burgess Park - providing a range of activities from the fishing lake to tennis courts. Transport links are available with many bus routes and at less than 0.8 mile to Elephant and Castle (Northern, Bakerloo Line & Overground service).

Call the Lettings team on 020 7820 4141 to view now

Approx. Gross Internal Area 533.89sq. ft/ 49.60 sq

Tenure Details

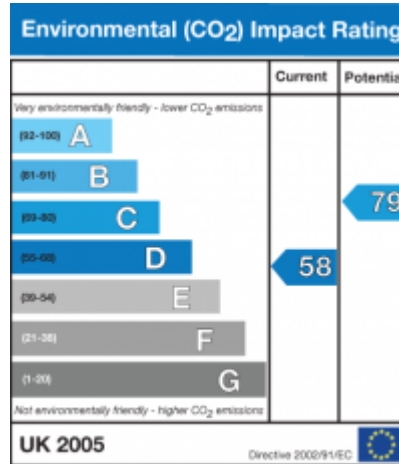
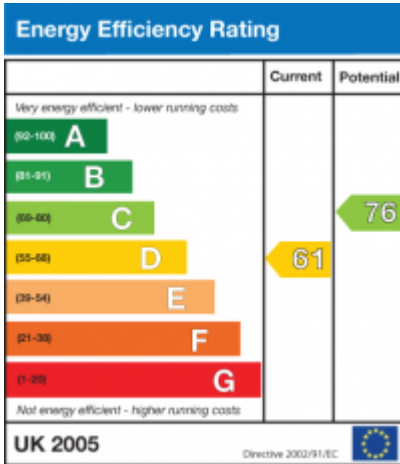
Tenure - Leasehold

Lease Length - 152 years

Ground Rent - £0 per year

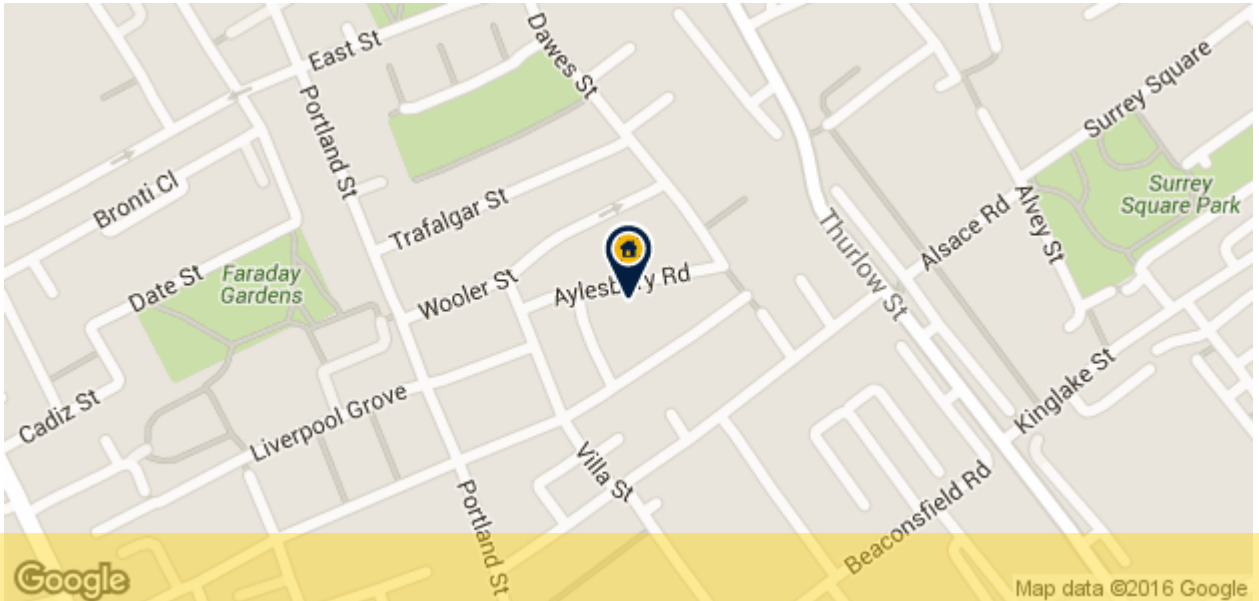


AYLESBURY ROAD WALWORTH





AYLESBURY ROAD WALWORTH



CALL 020 7820 4100

REF: 2628966

When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Kennington / Oval Sales Office quoting 2628966

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.