



**Kennington / Oval Sales**, 12 Clapham Road, London SW9 0JG  
T 020 7820 4100 E [ovalsales@ludlowthompson.com](mailto:ovalsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## AYLESBURY ROAD WALWORTH



**SOLD**

**REF: 2823626**

### **1 Bed, Detached Apartment, Private Garden**

**Chain Free - Spacious and Bright - Quiet, Residential Street - Great Location - Private Garden - Storage Space**

An opportunity to acquire a lovely one bedroom apartment with a private garden on a quiet residential street! Presented to the market chain free. The property consists of a large reception and double bedroom, a spacious kitchen, and a bathroom / WC. The kitchen leads out to a gorgeous, private garden. The apartment is generously sized with very spacious rooms, with chic flooring and fireplaces. The kitchen has an excellent modern finish, fit with sleek white cupboards that provide plenty of st... [continued below](#)

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

**Local Authority/Council Tax** - Southwark

**Tenure** - Leasehold

**ludlowthompson**



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# AYLESBURY ROAD WALWORTH



Bedroom



Bedroom



Kitchen



Kitchen



Bathroom



Garden



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# AYLESBURY ROAD WALWORTH



Garden

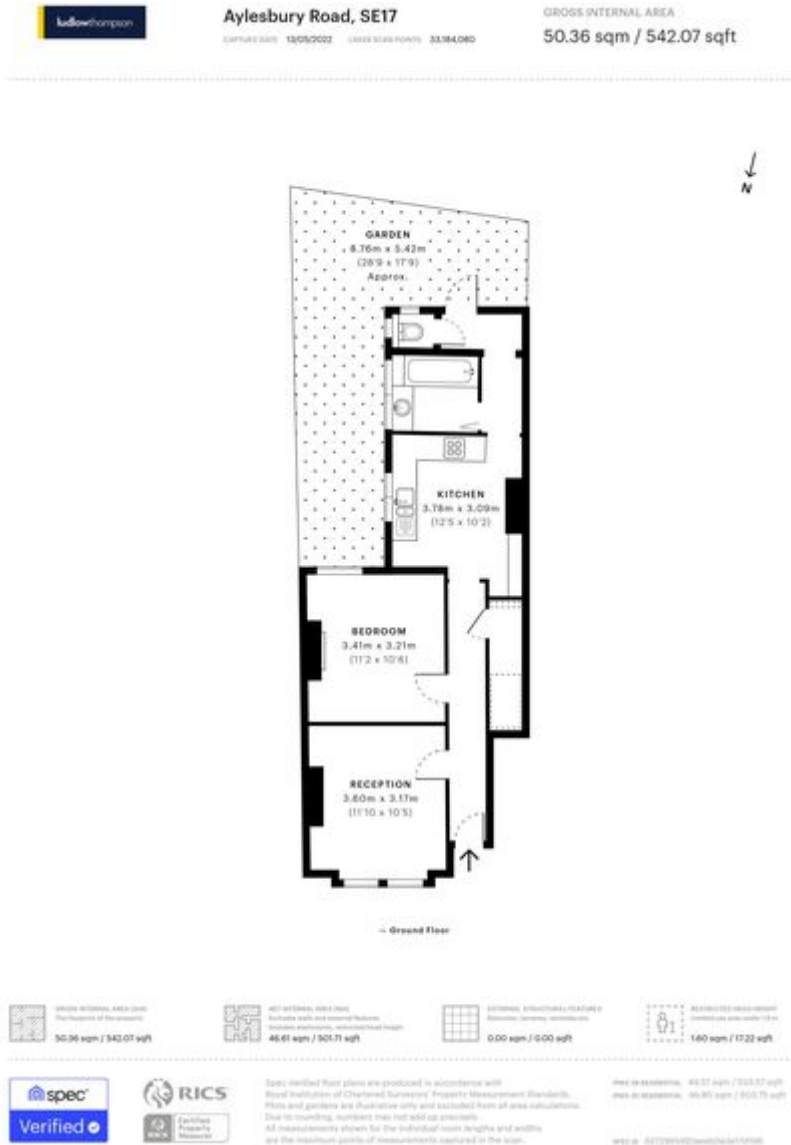


Reception



**Kennington / Oval Sales, 12 Clapham Road, London SW9 0JG**  
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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 of furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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The property is located between Old Kent Road and Walworth Road (both 10 minutes away), which are rich in shops, cafes and other local amenities. It is surrounded by bus links and less than a mile away from Elephant & Castle Station (Thameslink / Southeastern) and underground (Bakerloo / Northern).

In just 5 minutes you can find yourself in Faraday Gardens, and within a 10 minute walk you find Surrey Square Park, the huge Burgess Park and Nursery Row Park.

### Tenure Details

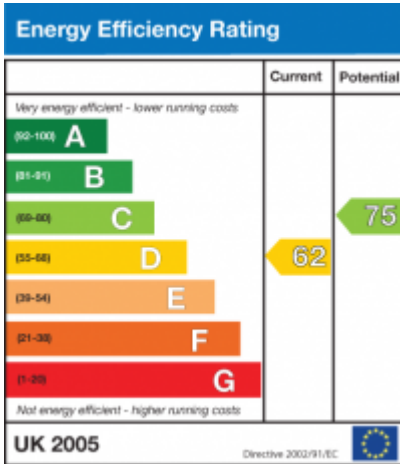
Tenure - Leasehold

Lease Length - 107 years

Ground Rent - £150 per year



# AYLESBURY ROAD WALWORTH





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**CALL 020 7820 4100**

**REF: 2823626**

**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 2823626**

**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.