



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

EAST STREET WALWORTH



£600,000 FOR SALE - CHAIN FREE

REF: 2835480

2 Bed, Conversion Apartment, Private Balcony & Communal Garden

Private Balcony - Modern Finish - Wheelchair Accessibility - Chain Free - Large Triple Glazed Reverse Windows - Communal Garden

A bright, spacious two bedroom apartment on East Street with great views from the private terrace. A wheelchair accessible secure flat, presented to the market chain free! There is also a well maintained communal area with garden space and secure bike storage. The property comprises two large double bedrooms, a bathroom and a large reception with a semi open-plan modern fully-fitted kitchen, which includes a small utility room. The property is bright and airy, with so much natural light flowin... [continued below](#)

Train/Tube - Elephant & Castle, Kennington, Borough, London Bridge

Local Authority/Council Tax - Southwark

Tenure - Leasehold

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EAST STREET WALWORTH



Kitchen



Reception / Kitchen



Kitchen / Reception



Main Bedroom



Main Bedroom



Bathroom



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Bedroom 2



Balcony



Balcony



Exterior



Exterior



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Marsh Court, SE17

OFFICE DATE: 11/06/2022 LATEST MEASUREMENTS: 03/02/2020

GROSS INTERNAL AREA

80.21 sqm / 863.37 sqft



— Fifth Floor

GROSS INTERNAL AREA (GIA)
Per the RICS Code of Measurement Practice
80.21 sqm / 863.37 sqft

NET INTERNAL AREA (NIA)
Excludes walls and structural features
Includes outdoor, unenclosed spaces
71.96 sqm / 776.54 sqft

NETTING & STRUCTURAL FEATURES
Excludes chimney, window sill
7.66 sqm / 82.45 sqft

EXCLUDED AREA (E.A.)
Excludes car space under 1.8m
0.00 sqm / 0.00 sqft



Specs Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and graphics are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

NET EXTERNAL AREA (NEA)
Includes car space under 1.8m
89.85 sqm / 968.53 sqft

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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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A bright, spacious two bedroom apartment on East Street with great views from the private terrace. A wheelchair accessible secure flat, presented to the market chain free! There is also a well maintained communal area with garden space and secure bike storage.

The property comprises two large double bedrooms, a bathroom and a large reception with a semi open-plan modern fully-fitted kitchen, which includes a small utility room. The property is bright and airy, with so much natural light flowing through its wonderful, large triple glazed windows. The main bedroom includes a mirrored fitted wardrobe and the second bedroom looks out to the superb balcony, where you can enjoy your morning coffee. The bathroom has an excellent, sleek modern finish.

Located just a 5 minute walk away from Surrey Square Park and from Old Kent Road, which is rich in cafes, pubs and shops. The huge Burgess Park is only 10 minute away. The area is well connected, with direct bus links into the City. Only 0.8 mile from Elephant & Castle Railway station (Thames link / South eastern) and Tube (Bakerloo / Northern).

Tenure Details

Tenure - Leasehold

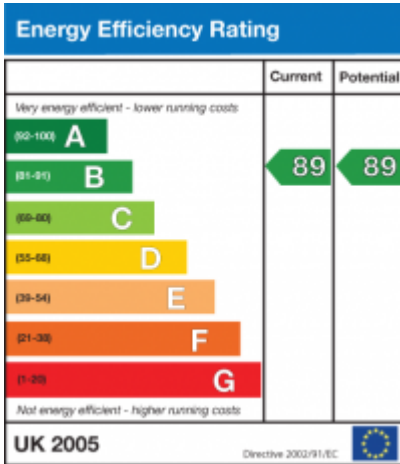
Lease Length - 119 years

Service Charges - £1715 per year

Ground Rent - £281 per year



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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 2835480

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.