



DICKENS HOUSE KENNINGTON



SOLD

REF: 309118

2 Bed, Purpose Built Apartment

Spacious Reception - Double Glazed Windows - Chain Free - Two Double Bedrooms - Split Level - Long Lease

Dickens House, SE17. Two double bedroom, split level apartment. Located on the third floor (top) of this brick built block. Comprising of a bright and spacious reception, two double bedrooms, fitted kitchen and bathroom. Located a short walk from Kennington Tube Station (Northern Line) and the amenities of Kennington Cross. The property benefits from central heating and double glazing, is offered to the market with a long lease and chain free. This would make an ideal first time purchase or ren... **continued below**

Train/Tube - Oval, Elephant & Castle, Lambeth North, Kennington

Local Authority/Council Tax - Southwark

Tenure - Leasehold



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Reception



Kitchen



Bedroom 1



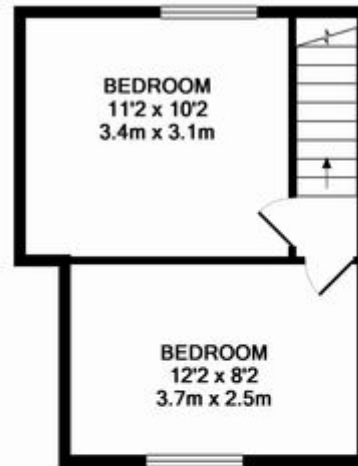
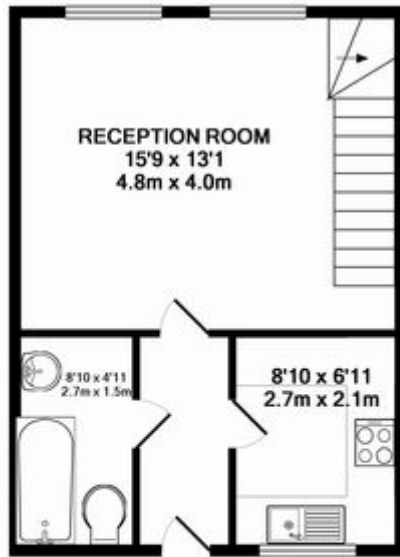
Bedroom 2



Bathroom



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1ST FLOOR
APPROX. FLOOR
AREA 22.6 SQ.M.
(243 SQ.FT.)

GROUND FLOOR
APPROX. FLOOR
AREA 32.3 SQ.M.
(348 SQ.FT.)

TOTAL APPROX. FLOOR AREA 54.9 SQ.M. (591 SQ.FT.)

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 approximate 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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 or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Reception - 4m x 4.8m (13' 1" x 15' 8")

Laminate flooring, radiator, double glazed windows.

Kitchen - 2.1m x 2.7m (6' 10" x 8' 10")

Lino flooring, fitted base and eye level units, integrated fridge freezer, washing machine and dishwasher, double glazed window.

Bedroom 1 - 3.1m x 3.4m (10' 2" x 11' 1")

Laminate flooring, radiator, double glazed window.

Bedroom 2 - 2.5m x 3.7m (8' 2" x 12' 1")

Laminate flooring, radiator, double glazed window.

Bathroom - 1.5m x 2.7m (4' 11" x 8' 10")

lino floor, partially tiled walls, panel enclosed bath, pedestal basin, w/c, double glazed window.

Tenure

Tax Band C Southwark Council Leasehold 116 years Annual Service Charge 700 pounds Ground Rent - Unknown

Tenure Details

Tenure - Leasehold

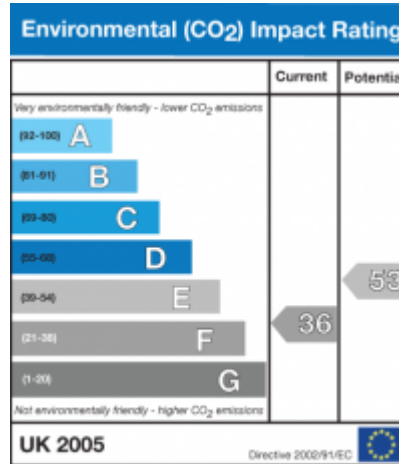
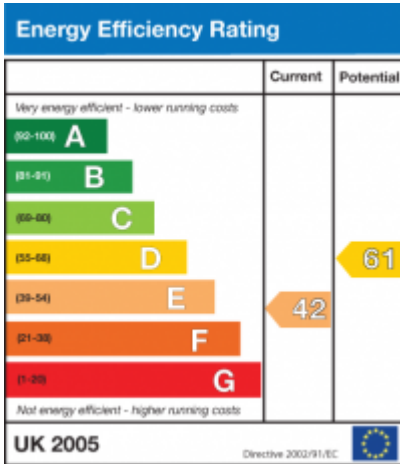
Lease Expires - 101 years

Service Charges - £700 per year

Ground Rent - £10 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 Property Management Office quoting 309118

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.