



**Kennington / Oval Sales**, 12 Clapham Road, London SW9 0JG  
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## **(SOLD)ALBERT BARNES HOUSE NEWINGTON**



**SOLD**

**REF: 482470**

### **2 Bed, Purpose Built Apartment, Private Balcony**

**Two Double Bedrooms - Split Level - Elephant and Castle - Low Rise Block - Well Presented - Excellent Transport Links**

Split level apartment in low rise brick built block within walking distance to Elephant and Castle tube; Bakerloo and Northern line. The property is very well presented and has wooden flooring throughout along with double glazing, gas central heating and modern kitchen and bathroom. There is a balcony the width of the kitchen and lounge. There are two double bedrooms and the heating and hot water run from a communal boiler and cost is included in the the block service charge. Call Ludlow Thomp... **continued below**

**Train/Tube - Elephant & Castle, Borough, Kennington, Lambeth North**

**Local Authority/Council Tax - Southwark**

**Tenure - Leasehold**

**ludlowthompson**



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Lounge / dining area



Kitchen



Bedroom One



Bedroom Two



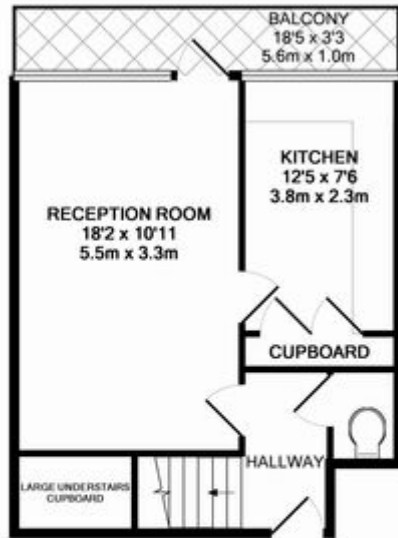
Bathroom



Exterior



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GROUND FLOOR  
APPROX. FLOOR  
AREA 394 SQ.FT.  
(36.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 405 SQ.FT.  
(37.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 800 SQ.FT. (74.3 SQ.M.)

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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### Tenure and costs

Years Remaining: 100 Years (Approx.) Total Charges: £2,360.00 per annum (Approx.) £197.00 per month (Approx.)  
Includes buidlings ins. heating and hot water

### Tenure Details

Tenure - Leasehold

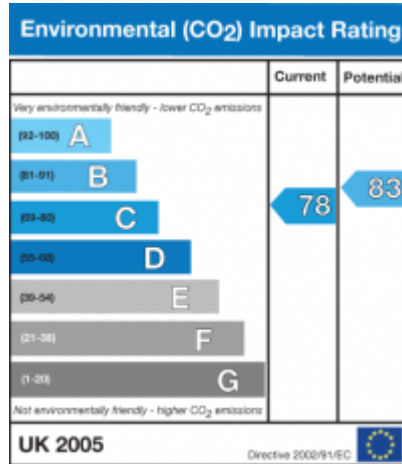
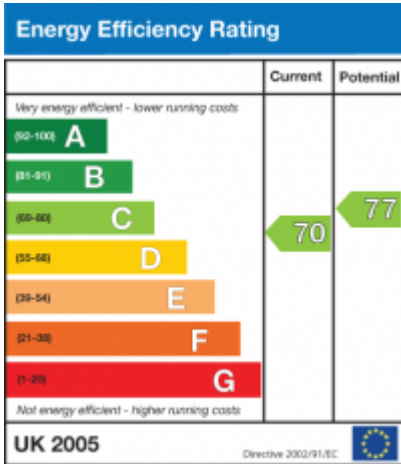
Lease Expires - 88 years

Ground Rent - £10 per year

Service Charges - £2350 per year



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**CALL 020 7820 4100**

**REF: 482470**

### **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 482470**

### **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.