



**Aldebert Terrace, London SW8**

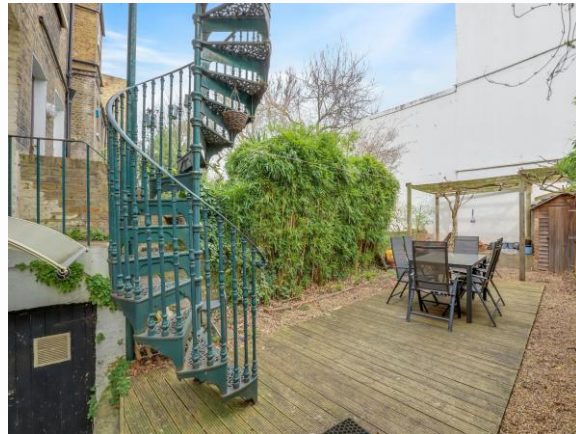
**welcome to**

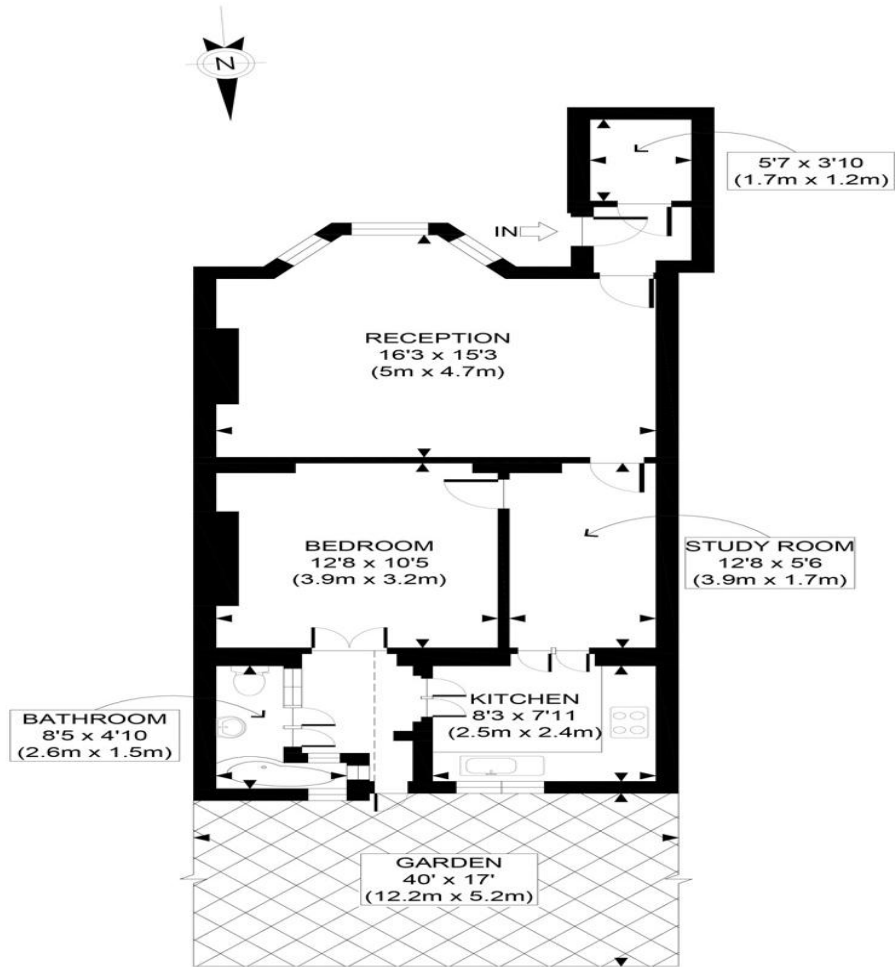
## **Aldebert Terrace, London**

We are delighted to introduce this simply stunning one double bedroom period conversion flat with direct access to a delightful shared rear garden, available for sale with the benefit of no onward chain and a share of the freehold. Situated on the lower ground floor of this imposing character residence the property is accessed via its own front door and is available for sale in excellent internal condition. The property is located in the highly sought after Albert Square Conservation Area equidistance between Vauxhall and Stockwell. Vauxhall station offers regular overground and underground rail links into London, Nine Elms Station offers regular Northern Line services and Stockwell tube station also has regular Northern and Victoria Line services. The nearby South Lambeth Road offers a multitude of shops, eateries and bars and the green open spaces of Larkhall Park can also be found nearby.

Accommodation comprises own front door, entrance vestibule with excellent storage extending right under the front steps, one double bedroom, large living room, refitted kitchen, modern bathroom and rear garden.

Early viewings are advised in order to secure.





LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 620 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 620 SQ FT / 58 SQM

Ref: Copyright **photo**plan

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

welcome to

## Aldebert Terrace, London

- One Double Bedroom
- No Onward Chain
- Share of Freehold
- Shared Rear Garden
- Own Front Door

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£400,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT111261](https://barnardmarcus.co.uk/Property/KGT111261)



Property Ref:  
KGT111261 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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