



barnard marcus

Walcot Gardens Walnut Tree Walk, London SE11

welcome to

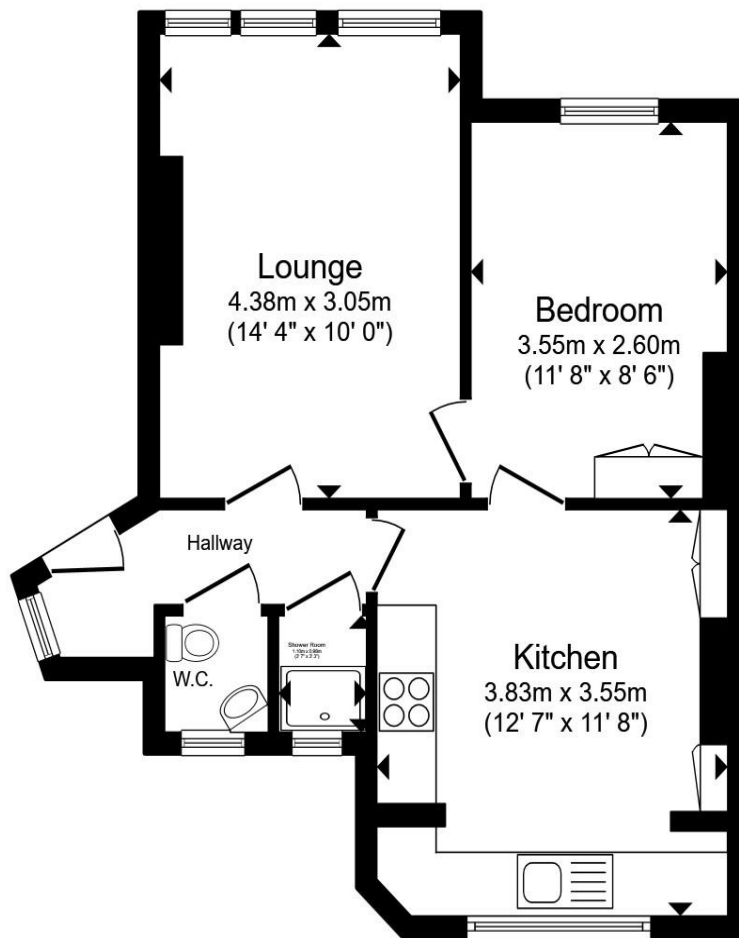
Walcot Gardens Walnut Tree Walk, London

A delightful historic flat situated in a period mansion block on a tree-lined street in central London. Constructed in 1901, the building sits in the Walcot Conservation Area and overlooks a communal courtyard in which Charlie Chaplin is said to have put on plays as a child. Made up of just four flats, the building is managed by the four owners, and there is no ground rent. Extensive repairs of the building's façade and roof were undertaken recently.

The flat has original Edwardian features including large windows, high ceilings, wooden floorboards, and excellent light. It is located 0.5 miles from Lambeth North Station (Bakerloo), 0.6 miles from Kennington Station (Northern), and 0.7 miles from Waterloo Station. Nearby are well-preserved historic squares including Cleaver Square, and the area has lots of old pubs, great cafes, and green spaces. The Imperial War Museum is around the corner. The London Eye, Westminster Abbey, the Houses of Parliament, Big Ben, Tate Britain, the National Theatre, and The Oval cricket ground are all 1 mile away. You can hear Big Ben tolling from the kitchen.

This charming second floor flat comprises an entrance hall, a double bedroom, a kitchen/dining room, living room, and a shower room with separate WC.





Total floor area 42.8 m² (461 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Walcot Gardens Walnut Tree Walk, London

- One Double Bedroom
- No Onward Chain
- Second Floor
- Period Mansion Block
- Sought After Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 166 years from 22 Mar 2010. 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

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT111245



Property Ref:
KGT111245 - 0005

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 7735 0922



Kennington@barnardmarcus.co.uk



315 Kennington Road, Kennington, LONDON,
SE11 4QE



barnardmarcus.co.uk