



Offley Road, London SW9

welcome to **Offley Road, London**

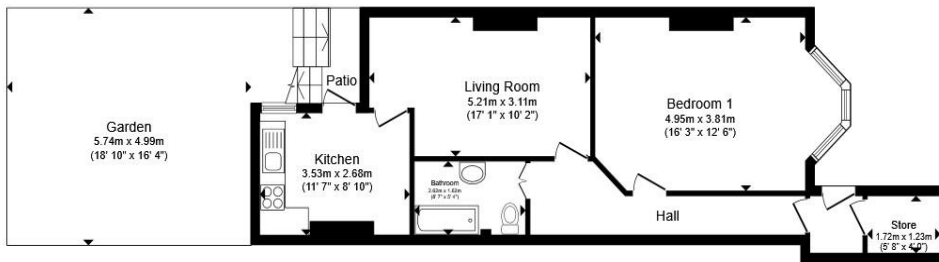
Situated in one of the area's most prestigious tree lined streets is this two double bedroom split level maisonette requiring renovation, benefitting from direct access to its own private westerly aspect rear garden. Offering two genuine double bedrooms of similar proportions the property is also available with no onward chain, and the whole freehold to the building is available by separate negotiation. Arranged over the lower and raised ground floors of this imposing period residence this beautiful property has retained a wealth of the charm and character associated with its heritage. The property can be found in the sought after Offley Road just moments from Oval tube station (Northern Line) and the iconic Oval cricket ground. There are a plethora of local shops and amenities nearby, and the trendy Brixton High Street is just a short bus ride away.

Accommodation comprises own front door, entrance hall, two double bedrooms, double reception room, kitchen, two bathrooms and garden. Some reconfiguration work would be required.

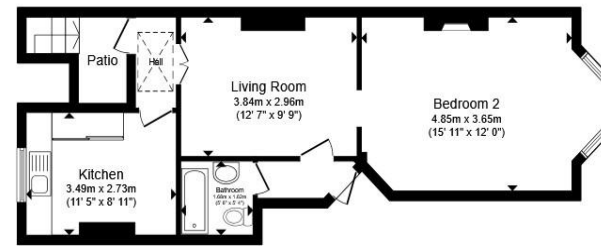
Early viewings advised as quick sale expected.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Lower Ground Floor



Ground Floor

Total floor area 108.8 m² (1,172 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

Offley Road, London

- Two Double Bedrooms
- No Onward Chain
- Period Split Level Maisonette
- Private Westerly Aspect Rear Garden
- Whole Freehold available by separate negotiation

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£700,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT111275



Property Ref:
KGT111275 - 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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barnard marcus



020 7735 0922



Kennington@barnardmarcus.co.uk



315 Kennington Road, Kennington, LONDON,
SE11 4QE



barnardmarcus.co.uk