

FOR SALE

£230,000 Leasehold



Davis & Gibbs

Westcott Road, Kennington. SE17

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ABOUT THE PROPERTY

This Studio apartment situated on the ground floor of a small low rise development is the ideal place for those looking for an easy commute to Central London or the South. Located on Westcott Road, only a short walk away from Kennington Station and a stones throw from the green open areas of Kennington Park, this property would make a great first purchase or rental investment.

This apartment is available to view now and chain free. it is comprised of a entrance hallway leading to the bathroom and lounge area with large windows allowing for plenty of light, a separate kitchen and lots of built-in storage throughout. Other bonuses are the property comes with allocated off road parking and communal gardens.

The property is offered leasehold with a long lease of 956 years remaining. The service charge is £1452.48pa, which includes building insurance, maintenance of the gardens and common areas and peppercorn ground rent.

EPC rating is D

Council Tax - Southwark Band A - £1126.61 for year 23/24

The local area has seen a lot of rejuvenation in recent years and you have your choice of a load of popular and unique bars, restaurants, coffee shops and other amenities, all within striking distance of the apartment, as well as Walworth Road which has a huge selection of shops as well as many options for travel via bus, and East Street market.

FEATURES

- Studio Apartment
- Chain Free
- Allocated Off Road Parking
- Communal Garden
- Long Lease
- Great Investment Property
- Small Development
- Great Transport Links



ROOM DESCRIPTIONS

Bedroom / Reception - 4.47m x 4.09m (14' 8" x 13' 5")

The reception / bedroom area is a large open space with floor to ceiling storage units which could be used to install a Murphy bed to save space. The large windows allow plenty of light into the room and it also features a large storage cupboard.

Kitchen - 2.84m x 2.24m (9' 4" x 7' 4")

The kitchen over looks the front of the property and has lots of counter top space and storage

Bathroom

Located just off of the entrance hallway. The three piece suite bathroom has a shower over the bath and built-in storage.

Communal Garden

The property also benefits from a communal garden which is a great space in the summer. Located to the rear of the development and very well maintained, leading on to the car park which you have allocated parking for.

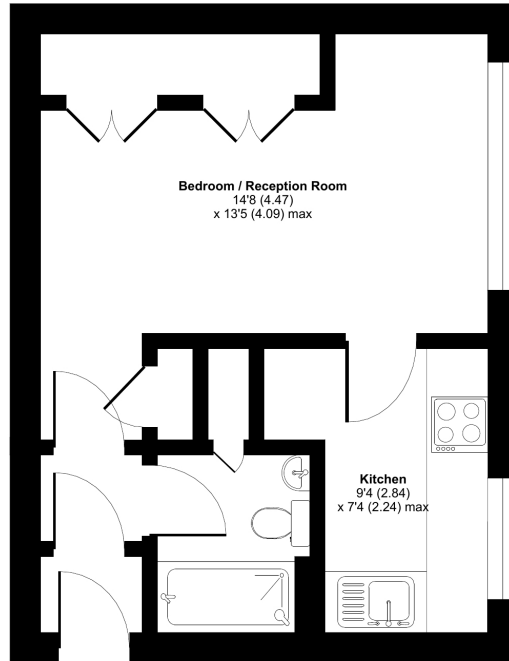


FLOORPLAN

Westcott Road, London, SE17

Approximate Area = 288 sq ft / 26.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richreom 2023. Produced for Davis & Gibbs. REF: 1063730.

EPC

