



barnard marcus

Aberfeldy House, John Ruskin Street, London SE5



welcome to

Aberfeldy House John Ruskin Street, London

We are delighted to introduce this fantastic one double bedroom ground floor purpose built apartment, accessed via its own private entrance and with direct access to a substantial private rear garden. The property offers well appointed accommodation throughout having been fully restored by the current owner, ideal for anyone looking for something to move straight into. Offering an excellent rental yield the property would make a great BTL investment or first time purchase. Situated just off the popular Brandon Estate the property is located within easy reach of Kennington, Walworth Road and Elephant and Castle which offer a variety of Bars, Shops and restaurants. The green open spaces of Kennington Park can be found within just 0.2 miles. Transport links are available close by at Kennington Tube Station (Northern Line) as well as a wide range of bus routes available that would provide access towards the city and surrounding areas.

Accommodation comprises an entrance hall, kitchen, living room leading on to the garden, one double bedroom and bathroom.

Internal viewings are strongly recommended.





**Raised
Ground Floor**

Ground Floor

Total floor area 57.8 m² (622 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

Aberfeldy House John Ruskin Street, London

- One Double Bedroom
- Ground Floor
- Private Rear Garden
- Own Private Entrance
- Popular Location

Tenure: Leasehold EPC Rating: D Council Tax Band: A

Service Charge: 3300.00 Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Sep 2001. 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

£275,000



view this property online barnardmarcus.co.uk/Property/KGT111080



Property Ref:
KGT111080 - 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.

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

Please note the marker reflects the
postcode not the actual property