# Lot 9

## Flat 36, Albert Barnes House, New Kent Road, Southwark, London, SE1 6PH



All enquiries Ref: James Paterson



- **Long leasehold fifth floor purpose built self-contained flat requiring modernisation**
- **Full vacant possession**

### Location:
The property is situated within Albert Barnes House off New Kent Road and within close proximity to Elephant & Castle Station. Public transport links include Elephant & Castle underground Station (Bakerloo line and Northern Line), Elephant & Castle mainline rail station together a network of local bus services serving the surrounding vicinity. Road links including the A2 and A3. Shopping amenities can be found locally within Elephant & Castle Shopping District, with an extensive range of shops, bars and restaurants being found in Borough, South Bank and Central London. Recreational pursuits can be found locally at the open spaces of Newington Gardens and along the River Thames.

### Description:
Long leasehold fifth floor purpose built self-contained flat requiring modernisation.

### Accommodation:
Fifth floor: One bedroom, reception room, kitchen, shower room/WC, hallway, balcony

### Gross Internal Area GIA (Source: EPC)
Approximately 42 sq m (452 sq ft)

### EPC rating: C

### Council Tax Band: A

### Lease:
Held on a long lease for a term of 125 years from 11th August 2003 (Thus having approximately 102 years remaining).

### To view:
Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.








