0247 401 2020 | enquiries@globalhouseestates.com

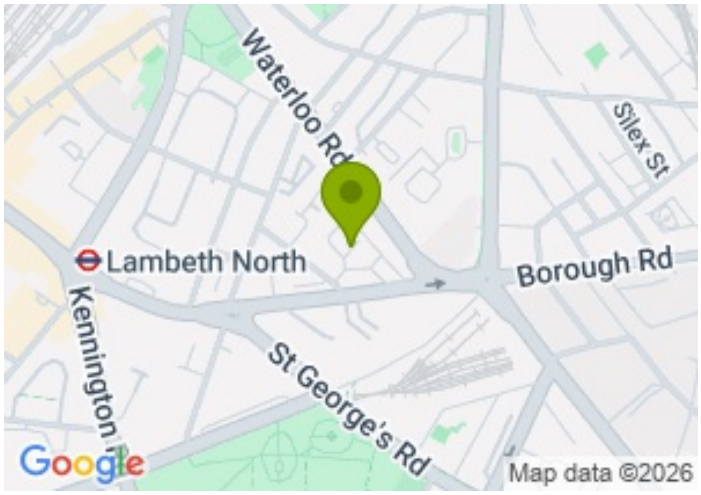
DODSON STREET, LAMBETH NORTH, LONDON

£400,000.00

2 1 1



- Two generous double bedrooms
- Modern kitchen with integrated appliances
- Private balcony
- Duplex
- Excellent transportation links
- Lift access
- On-street parking permits available
- Chain-free



Propety Description

This well-presented two-bedroom flat, located on the second floor of a well-maintained block, ideally positioned in the heart of Central London, is offering an excellent opportunity for both end-users and investors.

Arranged over two floors, the property offers generous proportions and a practical layout throughout. The entrance level comprises a spacious hallway with useful built-in storage cupboards. The large, separate kitchen provides ample worktop space alongside plenty of room for a dining area, creating an ideal setting for both everyday living and entertaining.
The roomy and bright reception room enjoys direct access to a private balcony overlooking the main road full of trees, offering a pleasant spot to relax.

The lower floor hosts two well-sized double bedrooms, with the principal bedroom further benefiting from a built-in wardrobe and access to a small outdoor space. Also located on this level are the separate bathroom and WC.

The residents benefit from a secure gated development, lift access, and parking is available via permit application.

Perfectly located close to a number of London's most recognisable landmarks and attractions, the apartment is within easy reach of the renowned Old Vic Theatre, the Imperial War Museum and the excellent transport connections of Waterloo Station, providing swift access across London and beyond.
The surrounding area offers an exceptional selection of restaurants, cafés and bars, all within walking distance.

Offered with vacant possession, please contact Global House Estates for further information.

Service charge: £2086 per annum
Ground rent: £10 per annum
Length of lease: 103 years

All data and information set forth on this website regarding real property, for sale, purchase, rental and/or financing, are from sources regarded as reliable. No warranties are made as to the accuracy of any descriptions and/or other details and such information is subject to errors, omissions, changes of price, tenancies, commissions, prior sales, leases or financing, or withdrawal without notice. Square footage is approximate and may be verified by consulting a professional architect or engineer.

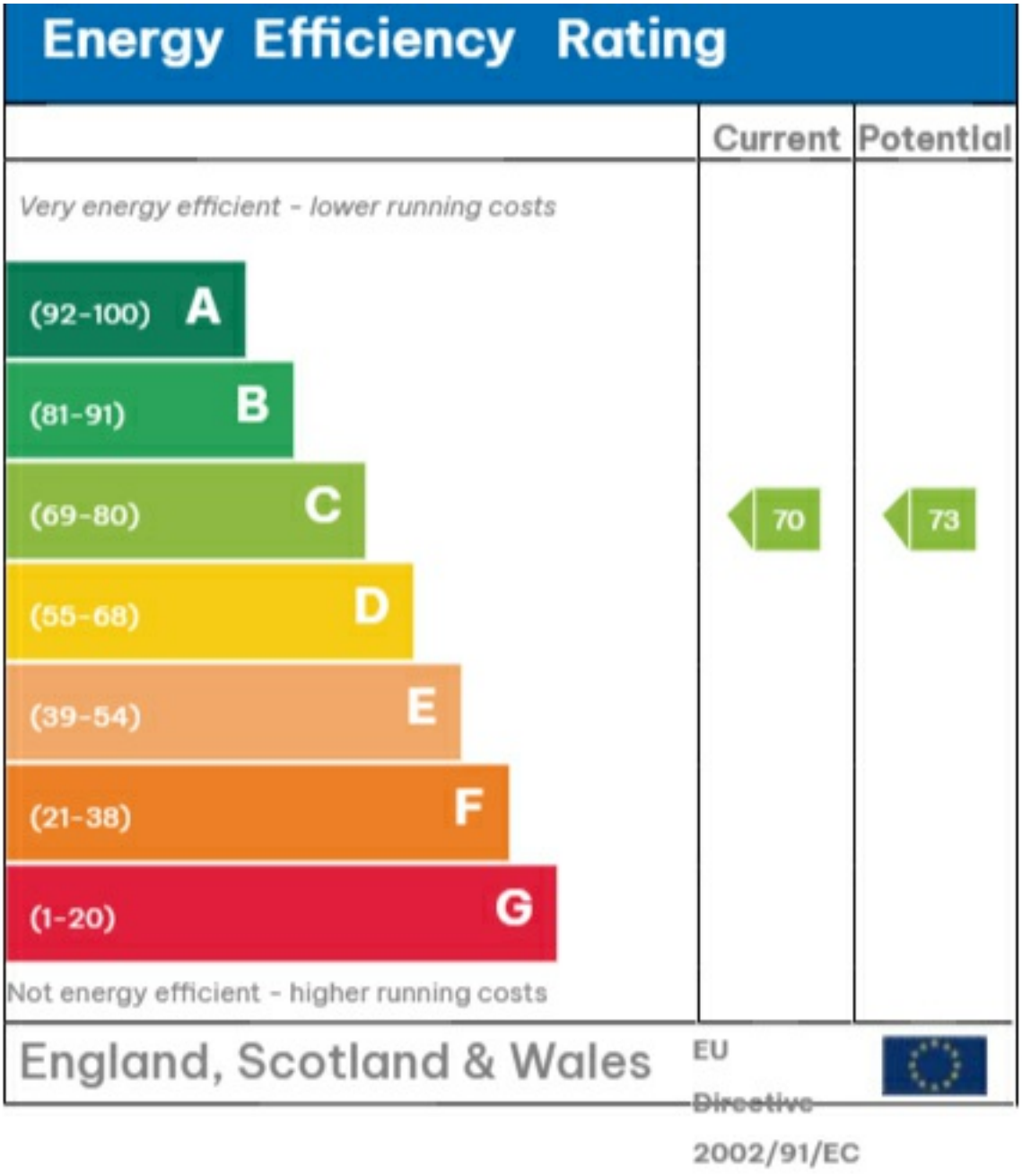
Viewing

Please contact our Global House Estates Ltd Office on 0207 401 2020 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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EPC


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
73
England, Scotland & Wales
EU Directive 2002/91/EC



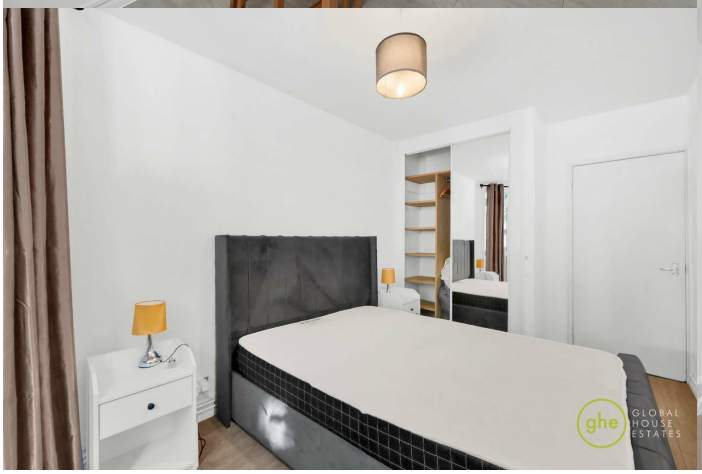






















35a St Georges Road, London,
SE1 6EW
+44 (0) 207 401 2020

https://globalhouseestates.com

Level 24, Lee Garden One,
33 Hysan Ave, Causeway Bay,
Hong Kong
+852 3963 8411