



3 bed apartment to buy in SE3

17 Townsend Road, London, SE3 9BZ

£425,000 Starting Bid

 x3  x2  x1

Tenure

Leasehold

Property features

 EPC Rating B

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: B
- ✓ Heating supply: Community Scheme
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Online Auction , Immediate 'exchange of contracts' available Being sold via 'Secure Sale'

Presenting this exceptionally spacious three-bedroom modern apartment situated on Townsend Road in the sought-after SE3 area. Immaculately modern living space, this home is ideal for professionals, small families, or savvy investors looking for a long-term property with exceptional tenure security.

Upon entry, a central hallway leads through to a impressive open-plan kitchen, lounge, and dining room. This bright, dual-purpose entertaining area seamlessly opens out directly onto a substantial private outdoor terrace, creating an ideal indoor-outdoor flow during warmer months.

The accommodation features three well-proportioned bedrooms and two modern bathroom suites.

Tenure: Leasehold (999 years remaining from 1st January 2024)

Ground Rent: £0 per annum

Service Charge: £4,744 per annum

Parking: No allocated parking

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 996

Annual Service Charge Amount: £4,743.00

Price: Starting Bid £425,000

Property Type: Apartment

Parking: None

Year built: 2025

Roofing type: Flat

Risk of floods and or erosion: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Community Scheme

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

17 Townsend Road, London, SE3 9BZ

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,
london@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

