



## New Place Square, London, SE16 2HW

### £270,000 Leasehold



Oppida Estate Ltd are now in receipt of an offer for the sum of 260,000 for 46 New Place Square, SE16 2HW  
 Anyone wishing to place an offer on the property should contact Oppida Estate Ltd, 202-204 Jamaica, London SE16  
 prior to exchange of contracts.

Nestled in the heart of New Place Square, London, this one flat presents a unique opportunity for those looking to create their ideal living space. The property features a spacious reception room, perfect for entertaining guests or enjoying a quiet evening at home. The double bedroom offers a comfortable retreat, while the private balcony provides a delightful outdoor space to relax and unwind.

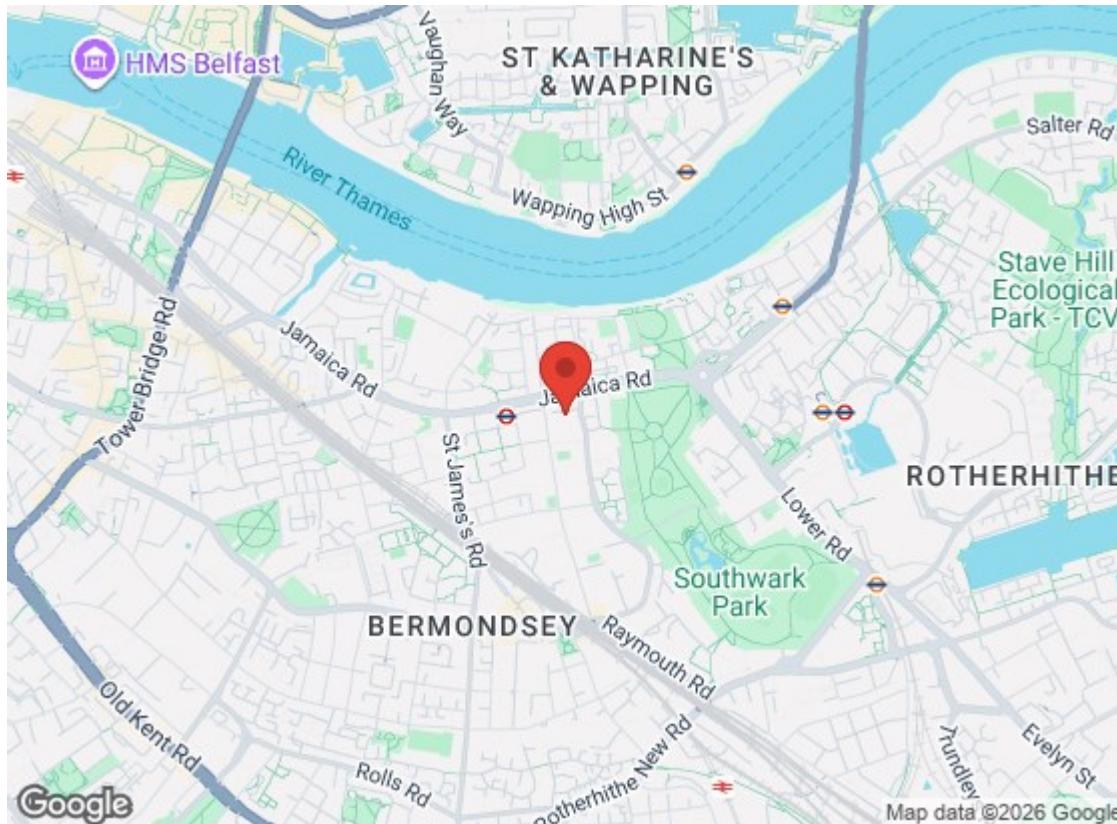
Conveniently located close to the station, this home ensures easy access to the vibrant city life and all the amenities London has to offer. Although the property is in need of refurbishment, it is an excellent chance for buyers to personalise and enhance the space to their taste. With no onward chain, the process of acquiring this property is straightforward and hassle-free.

This flat is ideal for first-time buyers or investors seeking a project in a sought-after location. Embrace the potential of this property and transform it into a stunning home that reflects your style and preferences. Don't miss out on this opportunity to secure a piece of London living in New Place Square.

- ONE DOUBLE BEDROOM
- SPACIOUS LOUNGE
- PRIVATE BALCONY
- CLOSE TO STATION
- NO ONWARD CHAIN
- disclaimer: all services/appliances have not and will not be tested

#### Viewing

Please contact our Oppida Estates Ltd Office on 0207 232 2222  
 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	77	79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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