



Stannary Street, London, SE11

£1,100,000 *Leasehold*

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A fantastic opportunity to acquire a very well-presented and modern two-bedroom, two-bathroom apartment in the centre of Kennington, complete with fantastic wrap around private balcony offering fantastic views towards The Houses of Parliament. EPC rating C

KEY FEATURES

- Private wrap around balcony
- In central Kennington close to pubs, restaurants and park
- Modern purpose-built building
- Fantastic public transport links
- 1315 SQ/FT



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DESCRIPTION

Accessed via a lift to the fifth floor, upon entry to the apartment and immediately on your left-hand side is the second bedroom suite. The bedroom is both sizeable and light featuring a large window and can comfortably accommodate a double bed with additional space remaining for further free-standing furniture. Adjoined is a modern shower room suite featuring a large walk-in shower, vanity and W.C.

Opposite the entrance to the apartment is the guest W.C. with storage and further built-in storage located just outside for convenience.

Continue down the hallway and on the left-hand side is the open-plan kitchen living area, offering exceptional 180° degree views. The reception itself is an impressive entertaining space with three separate access points to the particularly special wrap around private balcony. The reception is both bright and spacious thanks to vast glass floor to ceiling sliding doors. Built in speakers have been installed throughout the apartment.

The modern and bespoke kitchen immediately next-door features integrated modern appliances, hard wood surfaces and sink. Sleek work surfaces and ample cupboard space provide both style and practicality. Behind there is plenty of space for a large dining table and chairs, perfect for entertaining.

At the end of the hallway is the main bedroom suite which sits on the corner and offers dual aspect views and generous proportions. There is more than enough space for a king-size bed and features plenty of built-in storage. The wet room shower room attached offers a large shower, small vanity and W.C.

The large, wrap around balcony accessed from the reception and kitchen offers far reaching views over Parliament, the City and Kennington Park.





MATERIAL INFO

Tenure: Leasehold

Term: 125 years from 1 January 2006 (104 years and 5 months)

Service Charge: £6,622 per annum

Ground Rent: £250 per annum (subject to increase)

Local Authority: Lambeth

Council Tax Band: F

EPC rating: C

PARKING

No parking available

UTILITIES

Electricity – Mains connected

Water – Mains connected

Heating – Gas central heating

Sewerage – Mains connected

Broadband – Superfast broadband

LOCATION

The flat is located on Stannary Street just off Kennington Road; it is especially close to Kennington Park. There is an abundance of local supermarkets, cafes, restaurants, pubs and bars. Kennington Underground Station is a short walk away.

DIRECTIONS

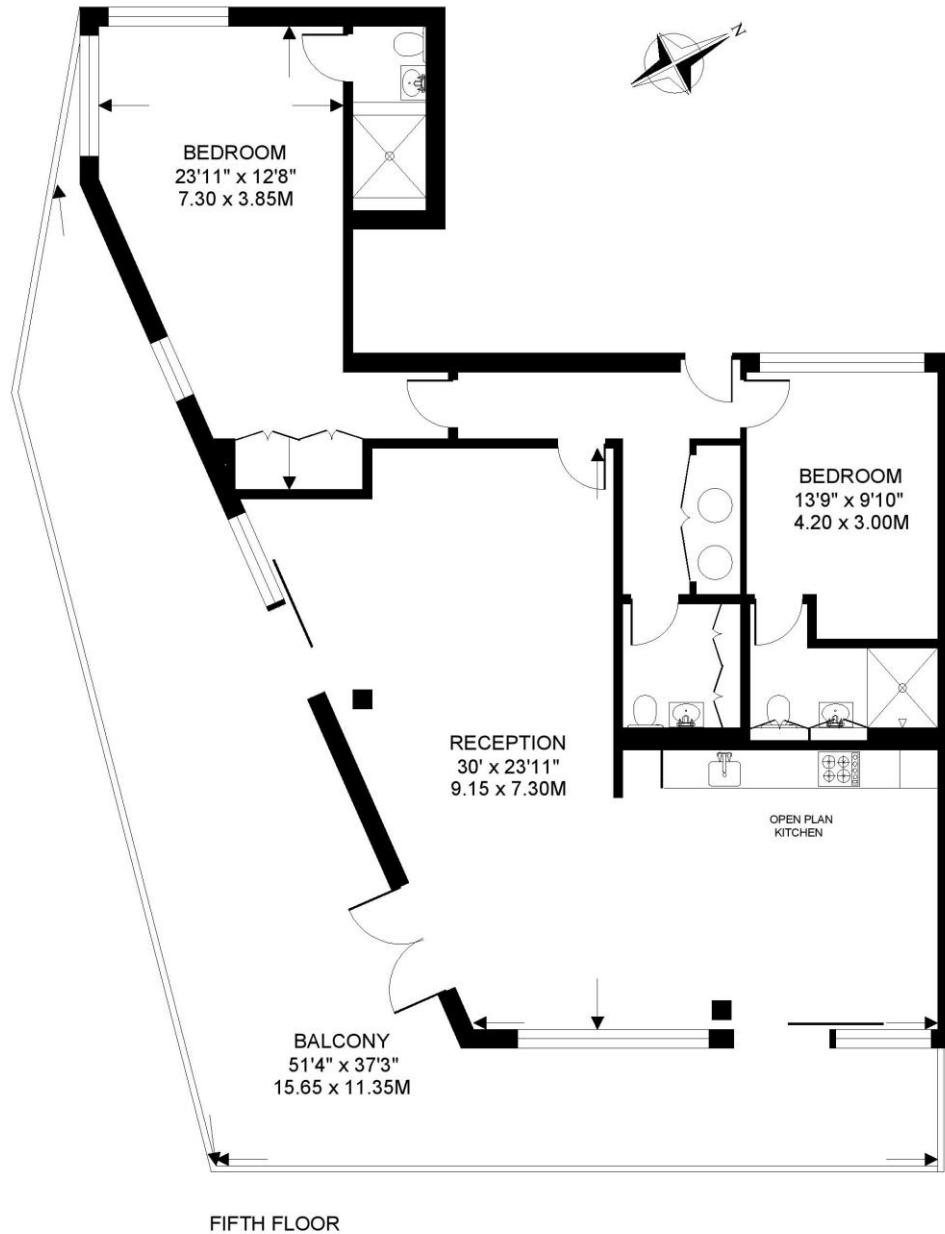
Kennington Underground Station (Northern Line – both branches) is approximately 0.3 miles away. Oval Underground Station (Northern Line) is approximately 0.3 miles away with Vauxhall Underground/Overground Station being a short walk away towards the river. The area is well served by frequent bus routes into Central London and beyond.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

STANNARY STREET. SE11
2 BEDROOM FLAT

Approximate gross floor area
1315 SQ.FT / 122.2 SQ.M.



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