

## Kennington Park Road, London, SE11

£400,000 Share of Freehold

Winkworth are proud to present this charming Grade II listed one-bedroom period flat set within a beautiful Georgian terrace, only a stone's throw from Kennington tube station and Kennington Park. EPC Rating D.

LOCATION

Located within the Kennington Park Road conservation area and only a short walk away from Kennington Underground Station (Northern Line) and Kennington Park, this property is in the heart of Kennington and close to amenities including restaurants, pubs and local supermarkets.

DESCRIPTION

As you enter the flat on the first floor you will find a spacious reception room situated at the front of the property. Here you will find plenty of space for a sofa, armchair, coffee table, and additional storage. The room also benefits from high ceilings, two large sash windows, and built in shelving.

Semi open plan to the living room is the kitchen which contains a good amount of storage and worktop space, as well as an integrated electric hob with extractor fan above and oven below, and a fridge.

Back down the corridor is the bathroom which has been finished to a high standard with white tiling throughout. There is a large walk-in shower, W.C., sink with vanity mirror above and storage below, and a heated towel rail.

At the rear of the property is the bedroom - a great sized double with built-in storage and space for additional storage.

LOCAL AUTHORITY

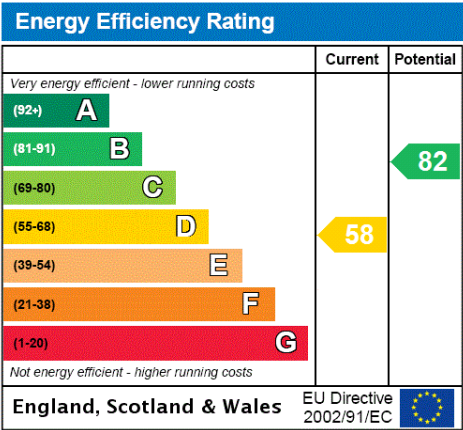
Southwark Council, London  
Council Tax Band D

TENURE

Share of Freehold - underlying lease of 999 years from 25 December 2005  
Ground rent: Nil  
Service charge: £400 per annum (including building insurance and communal electricity)

DIRECTIONS

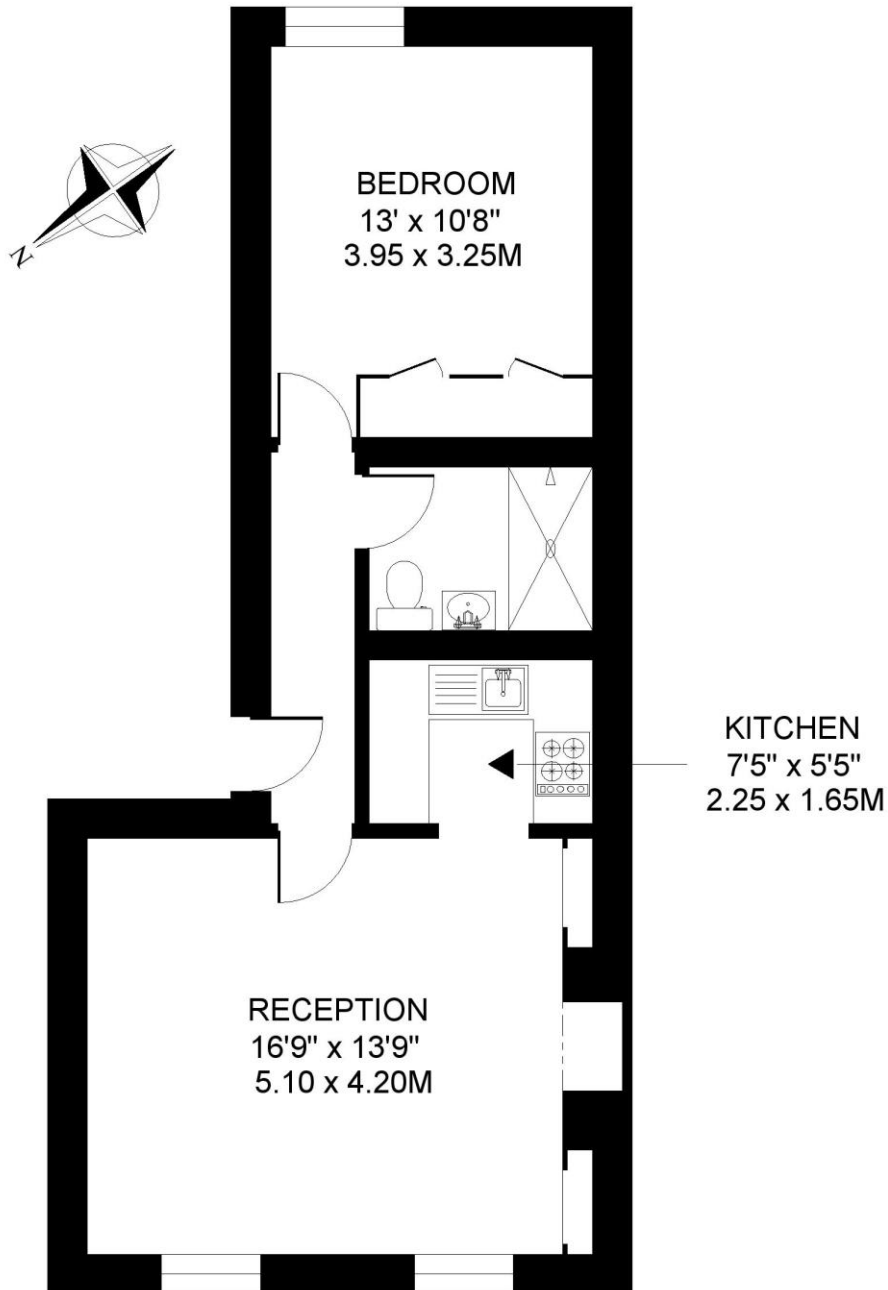
Kennington Underground Station (Northern Line – both branches) is approximately 0.1 miles away. Elephant & Castle Underground & Overground Stations (National Rail, Northern and Bakerloo Line) are approximately 0.6 miles away. Kennington Park Road is also well served by a frequent bus service to the City, West End and beyond.





KENNINGTON PARK ROAD SE11  
1 BEDROOM FLAT

Approximate gross floor area  
510 SQ.FT. / 47.3 SQ.M.



FIRST FLOOR

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

**Kennington** | 020 7587 0600 | [kennington@winkworth.co.uk](mailto:kennington@winkworth.co.uk)