

## Ashton House, 53 Cottington Street, London, SE11

£490,000 Leasehold

A well presented two-bedroom flat with a balcony and an allocated underground parking space in this well looked after purpose built block, ideally located in Kennington. EPC rating B.

## LOCATION

This charming third floor apartment is ideally situated just 2 miles from central London in Zone 1 and only a short walk from Kennington tube station. This apartment is tucked away in a quiet cul-de-sac close to a fantastic array of local amenities such as restaurants, pubs and shops. Kennington Park is just a short walk away and Elephant and Castle is only 10 minutes by foot.

## DESCRIPTION

As you enter the apartment there is a spacious hallway with a cupboard on the left with space for a washing machine. On the left of the hall you will find a storage cupboard which is perfect for storing your outwear. On the right-hand side there is the bathroom which contains a shower in bath, sink and w/c.

Across from the entrance, you will find the two double bedrooms. The main bedroom is generously sized, accommodating a built-in wardrobe and enough room for a desk, a chest of draws and a bed side table.

The second bedroom serves ideally as a guest bedroom or a home office.

On your left at the end of the hall you will find an open plan kitchen and reception area. The kitchen benefits from an abundance storage and worktop space, an integrated gas hob, oven and fridge freezer, it also has space for a dishwasher.

The reception area has plenty of natural light, thanks to the large window and French door that leads out to the East facing balcony. There is plenty of space for two sofas, a coffee table and tv stand, you can also comfortably fit a dining table and some chairs.

The flats benefits from double glazed windows and underground bicycle storage is available.

## SERVICE CHARGE, GROUND RENT, COUNCIL TAX,

Service Charge - £3,442 per annum (including £1,394 per annum sinking fund)

Ground Rent - £100 per annum

Council Tax Band - D

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband - Ultrafast Full Fibre Broadband

## LOCAL AUTHORITY

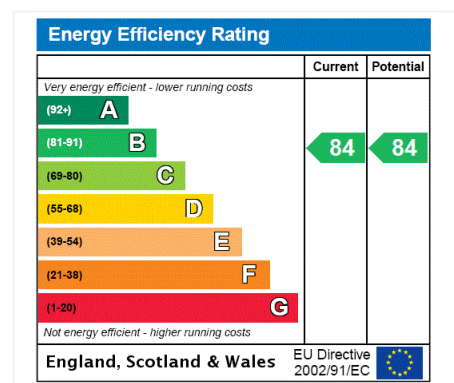
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## TENURE

Leasehold - 125 years from 1 April 2009

## DIRECTIONS

Kennington Underground Station (Northern Line) is just 0.1 miles away. National Rail services at Vauxhall Station is walking distance, taking just over 15 minutes. The area is also well served by frequent bus services to the city. The property is also connected via the CS7 cycle superhighway to the city of London and to Colliers Wood.

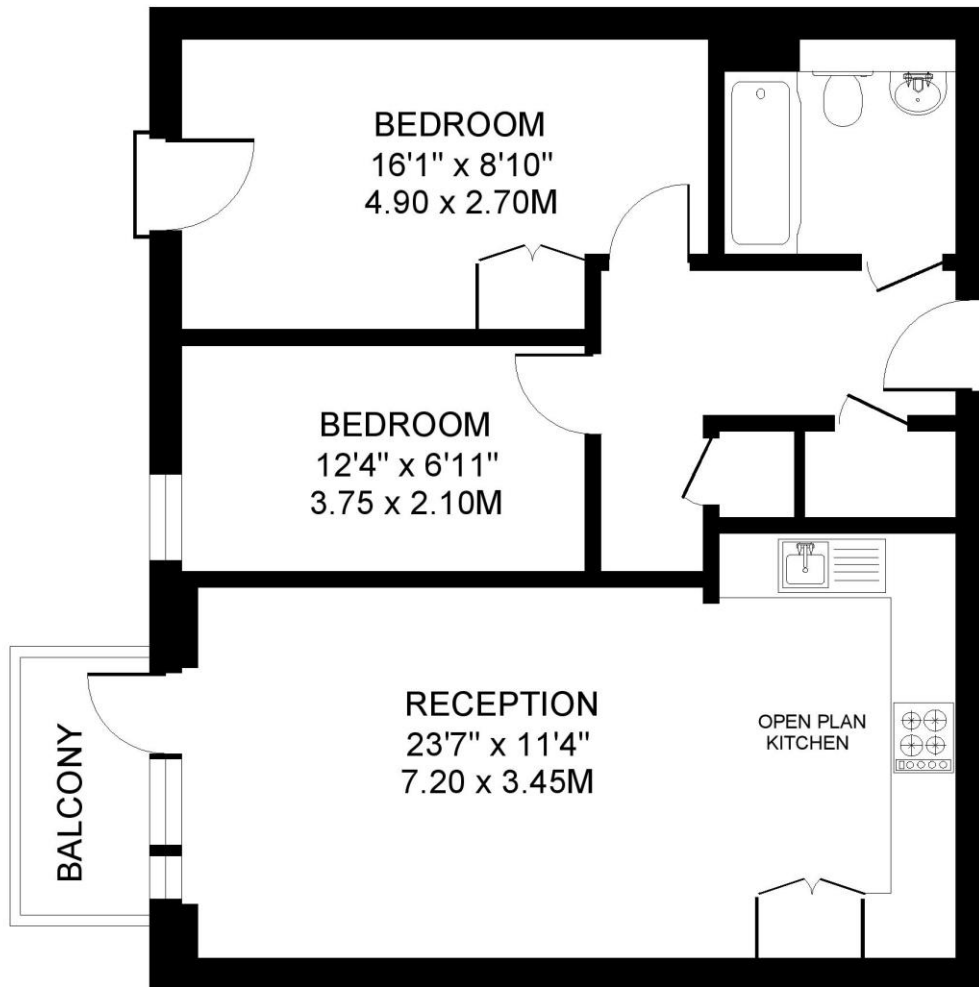






ASHTON HOUSE. SE11  
2 BEDROOM FLAT

Approximate gross floor area  
662 SQ.FT / 61.5 SQ.M.



THIRD 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.*  
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