



## Oakden Street, London, SE11

£325,000 Leasehold

A one-bedroom, first floor flat with great potential which needs a full renovation. Situated within a purpose-built block, ideally located in Kennington on Oakden Street. This is a fantastic opportunity for someone to put a stamp on this property and create a wonderful flat. EPC rating - C

## LOCATION

Oakden Street is a popular and secluded street in the desirable Walcot Square conservation area, behind the elegant St. Marys Gardens and Walcot Square, and just off Kennington Road. The property benefits from the local amenities that Kennington has to offer and is only a short walk to Waterloo and South Bank.

## DESCRIPTION

Upon entering the flat, there is an entrance hall which has a useful storage cupboard for the boiler and other items. On your left, you are greeted by the reception room and the kitchen. The kitchen space has ample of space for worktops and cupboards Adjacent to the kitchen is the reception room which is a well-sized room suitable for a sofa and dining table, the windows look onto the street below.

To the rear of the property, you will find the bedroom which is generously sized and has space for a double bed and freestanding storage. The room looks outwards to the rear of the property.

The bathroom is centrally located within the flat and comprises a bath with shower, sink and W.C.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service charge - £1,478 pa

Ground rent - nil

Council tax band - C

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – superfast broadband

## PARKING

On-street parking permits are available via Lambeth Council

## LOCAL AUTHORITY


Lambeth Council

## TENURE

Leasehold – new 125 years lease

## DIRECTIONS

Kennington Underground Station (Northern Line) is approximately 0.5 miles away. Lambeth North (Bakerloo Line) is also approximately 0.5 miles away. The area is well served by a frequent bus service into Central London and there are several Santander cycle docking stations nearby.

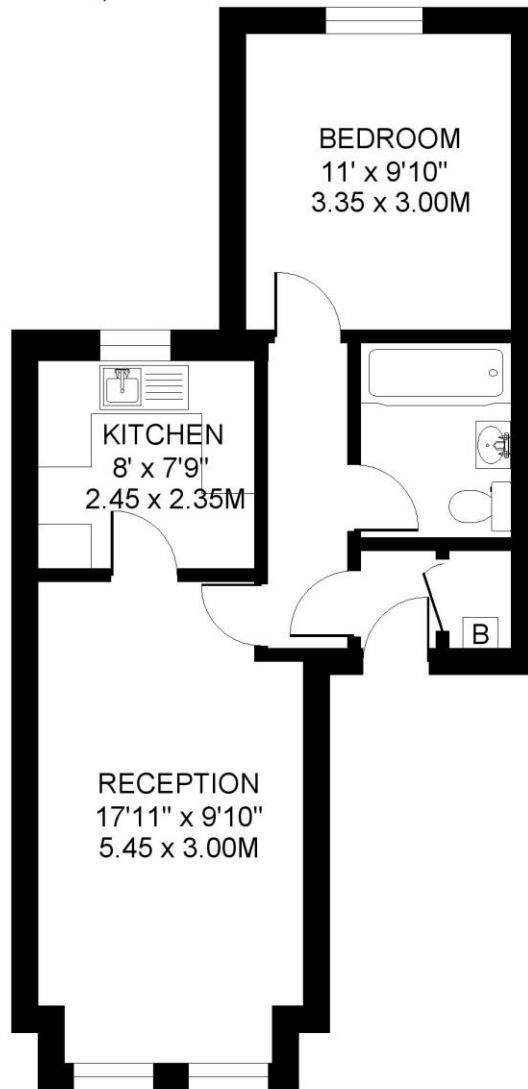
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





OAKDEN STREET SE11  
1 BEDROOM FLAT

Approximate gross floor area  
454 SQ.FT / 42.1 SQ.M.



FIRST FLOOR

Copyright: These plans should not be reproduced by any other person, without permission.  
*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)