

## Oval Mansions, Kennington Oval, London, SE11

£775,000 Leasehold

A spectacular two-bedroom split-level flat with a terrace situated in a mansion block overlooking the Oval cricket ground.  
EPC rating C

## LOCATION

Oval Mansions is situated on Kennington Oval, which is a short walk away from Kennington high street, where you will find a variety of cafés, pubs, restaurants and local amenities. The property is also only a short walk away from Oval and Vauxhall, with Westminster being just the other side of the bridge.

## DESCRIPTION

Entering the apartment on the third floor you have a spacious hallway, there is an abundance of under stair storage and to the right you have the first bedroom which is a generous size, plenty of space for a double bed, bedside tables, a wardrobe and a desk.

Across the hallway you have the master bedroom which again, fits a double bed with ease, this room benefits from built in storage and an ensuite that contains a shower, W/C, sink and heated towel rail.

The main bathroom is also on this floor, and comprises a shower over a bath, W/C and sink.

Upstairs to the left, you'll find the kitchen, which offers ample storage and worktop space, along with an integrated oven and hob. There's also plenty of room for a large fridge/freezer, a washing machine, and a dining table with four chairs.

On the same floor you have your sperate living space, which can fit a couple of sofas, a coffee table and tv stand. You also have access to the terrace through a sliding glass door which provide lots of natural light and really brightens up the space.

This property has residents parking and a communal garden and communal roof terrace overlooking the Oval cricket ground.

## SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £1,354 per annum (bill from 2023 which included roof terrace refurbishment)  
£625.75 per annum building insurance

Ground Rent - £250 per annum

Council Tax Band - E

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – mains connected

Sewerage – mains connected

Broadband - Ultrafast Full Fibre Broadband

## LOCAL AUTHORITY

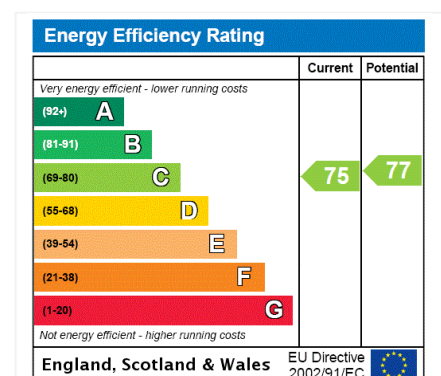
Lambeth

## TENURE

Leasehold - 999 years from 25 March 2005

## DIRECTIONS

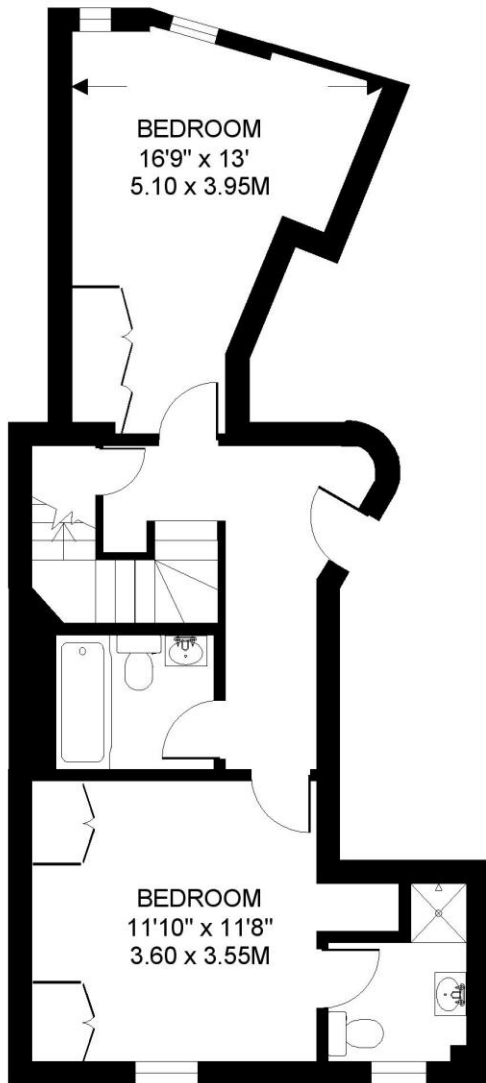
Oval Station is 0.3 miles away, Vauxhall Station where you can catch the Victoria Line, national rail and a variety of buses is only 0.4 miles and Westminster is a 30-minute walk away.



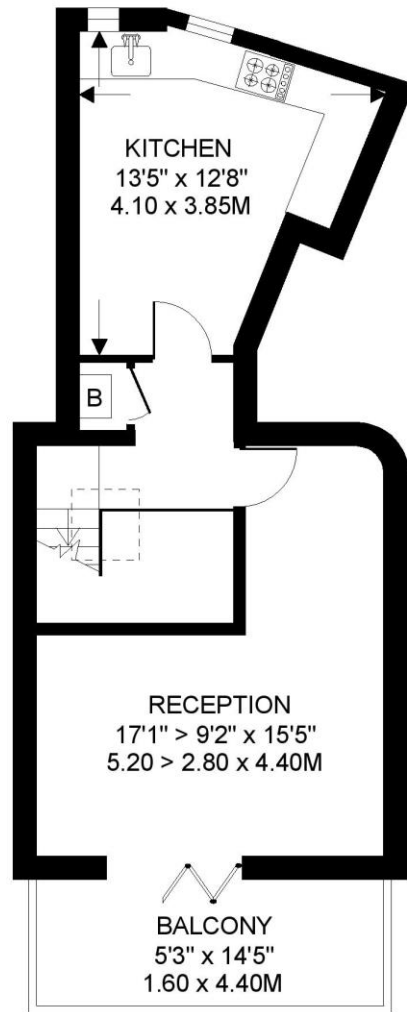


OVAL MANSIONS . SE11  
2 BEDROOM FLAT

Approximate gross floor area  
900 SQ.FT / 83.6 SQ.M.



THIRD FLOOR 503 SQ.FT.



FOURTH FLOOR 397 SQ.FT.

*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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Floorplan produced for Winkworth by Floorplanners 07801 228850

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