



Kennington Park Road, London, SE11

£625,000 Leasehold

A two-bedroom flat is situated in this purpose built building on Kennington Park Road. Only a short walk away from Kennington tube station and Kennington Park. EPC rating D.

LOCATION

Positioned moments away from Kennington Underground Station and just a short walk away from 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 property on the third floor, you then walk up a small set of stairs to the 4th floor and you are greeted by a spacious hallway.

To the right and at the end of the hallway you have the master bedroom, this is a good-sized room with two large built-in wardrobes. You can easily fit a king-size bed and free-standing furniture; it also benefits from a large bay window that lets in an abundance of natural light. There is an ensuite that contains a shower, heated towel rail, W/C and sink.

The second bedroom is slightly smaller but still a good size and can easily fit a double bed and some free-standing furniture.

There is a large open plan living/ kitchen area, the kitchen has plenty of storage and worktop space, it benefits from an integrated oven and hob, an integrated fridge/freezer and dishwasher.

The living space is a great place to relax and enjoy your evenings; you can easily fit a dining table and chairs, a large sofa and other freestanding furniture.

The main bathroom contains a shower over bath, sink and W/C.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £378 per annum building insurance only
Ground Rent - £225 per annum
Council Tax - D

UTILITIES

Electricity – mains connected
Gas – mains connected
Water – mains connected
Heating – gas central heating
Sewerage – mains connected
Broadband - superfast

LOCAL AUTHORITY

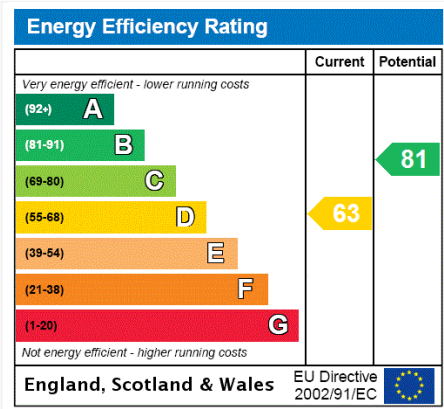
Southwark Council

TENURE

Leasehold - 125 years from and including 14 October 2019 and to and including 13 October 2144

DIRECTIONS

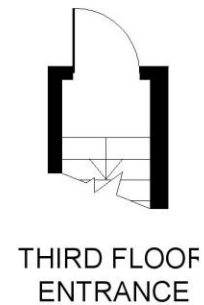
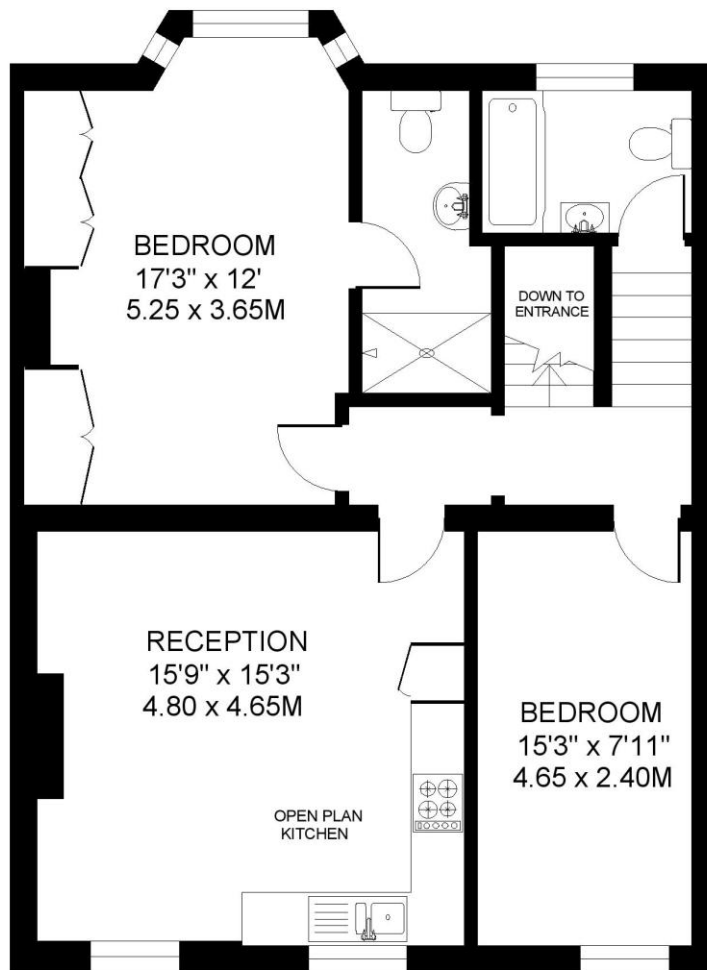
Kennington Underground station (Northern Line both branches) is approximately 0.1 miles away. Elephant and Castle Underground and Overground (National Rail, Northern and Bakerloo Line) are approximately 0.6 miles away. Kennington Park Road is also well served by a frequent bus service to the city and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





KENNINGTON PARK ROAD. SE11
2 BEDROOM FLAT

Approximate gross floor area
777 SQ.FT. / 72.2 SQ.M.



FOURTH 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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Floorplan produced for Winkworth by Floorplanners 07801 228850

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