

Oval Mansions, Kennington Oval, London, SE11

£795,000 Leasehold

A spectacular two-bedroom split-level flat occupying the largest wrap-around balcony in the mansion block with views of the Oval cricket ground, Vauxhall skyline and parliament. EPC Rating D.

Winkworth

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 walk away from Oval and Vauxhall, with Westminster being just the other side of the bridge.

DESCRIPTION

The apartment is on the third and fourth floors, which is where it gets its amazing views. There are two double bedrooms and two bathrooms, along with an open-plan kitchen, living room and a wrap around roof terrace with superb views.

You enter on the third floor and into the hallway which shares space with a utility cupboard, understairs storage and a cupboard to store your coats, shoes and hats.

The master bedroom comes with a marble-tiled ensuite and two external walls with windows. It also comes with an air conditioning unit and a built-in wardrobe.

The second bedroom again has air conditioning and a sash window facing the attractive Vauxhall skyline. The main bathroom is just off the second room with a large luxury bath and overhead shower.

On the top floor is a great space for an office desk, which then leads you to the spacious open-plan kitchen and living room. The kitchen has plenty of cupboards and drawers and worktop space. It has a gas cooker and double oven built in, along with a microwave and a white tiled splash back to complete the finish.

Finally, you have the spectacular private roof terrace which wraps around the flat giving you two different external views, one into the Oval cricket ground and the other towards the Vauxhall skyline, where the sun sets.

There is secure bike storage included and electric charging points along the street. To top everything off you get a direct view into the Oval cricket ground from the communal terrace. No need to buy a ticket with this kind of view.

LOCAL AUTHORITY


Lambeth Council, London
Council tax band E

TENURE

Leasehold - 999 years from 25 March 2005
Ground rent: £250 per annum
Service charge: circa £1,088 per annum

DIRECTIONS

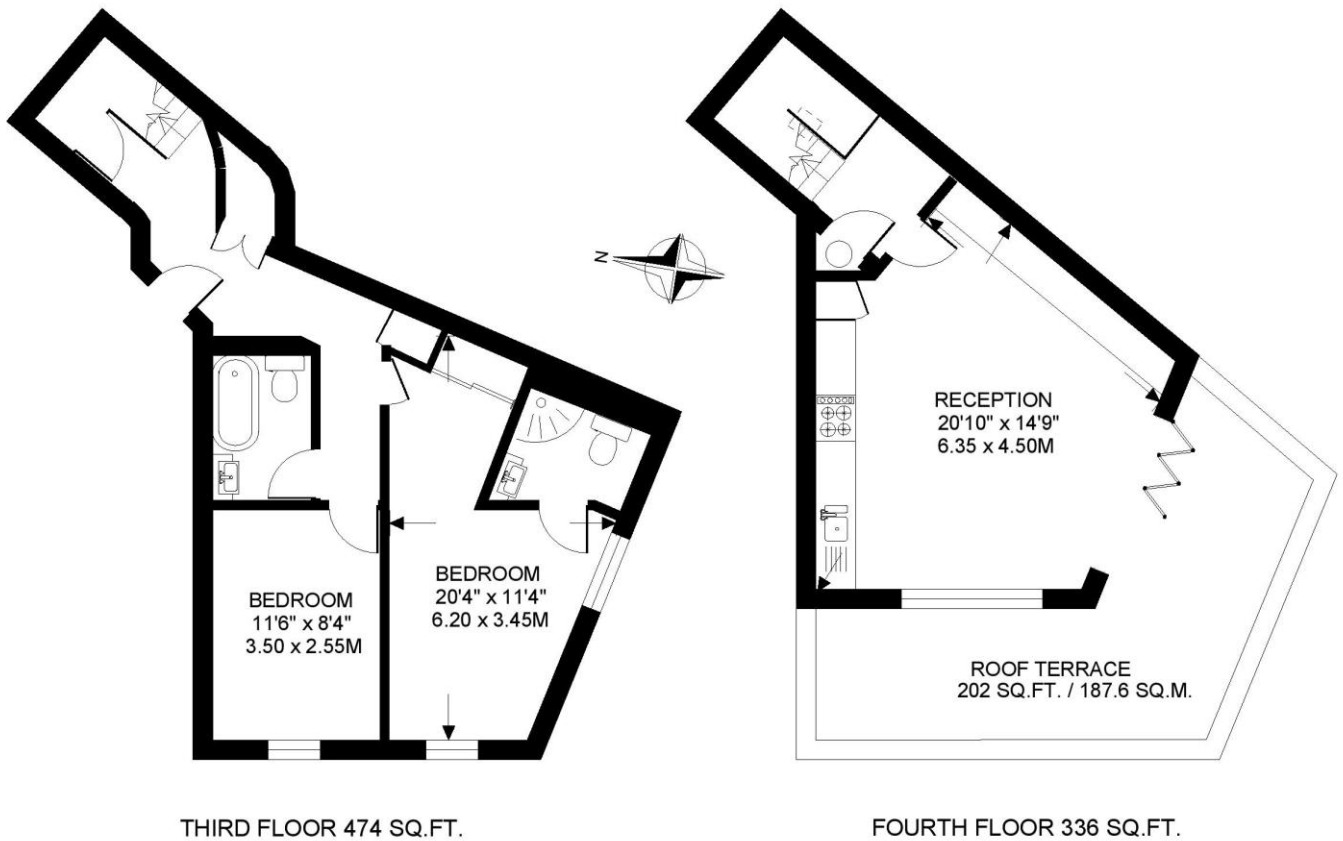
Oval station is 0.3 miles away, Vauxhall station where you can catch the Victoria line, national rail and a variety of buses is only 0.4 miles away and Westminster is a 30-minute walk away.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



**OVAL MANSIONS. SE11
2 BEDROOM FLAT**

Approximate gross floor area
810 SQ.FT. / 75.2 SQ.M.
Plus Roof Terrace 202 SQ.FT. / 187.6 SQ.M.



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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