

Westcott Road, Kennington, London, SE17

£459,950 Share of Freehold

A fantastic opportunity to acquire a beautifully refurbished, two-bedroom flat, with share of the freehold and situated on the top floor of this well-maintained private block in Kennington, only moments away from Kennington Park and Kennington Underground Station. EPC Rating C.

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LOCATION

The property is located on Westcott Road, a quiet residential street, located between Cooks Road and Chapter Road. Westcott Road is only a short walk from Kennington Underground Station and the delights of Kennington Park are equally as convenient.

DESCRIPTION

Enter the flat on the second floor and immediately you are presented with a bright and spacious reception room to the right which has been carpeted throughout, providing space to accommodate two large sofas, a coffee table, and space for a small dining table and chairs.

Off the reception room sits the galley kitchen which provides ample storage with a large amount of fitted units. There is an oven with a gas hob and extractor above and sink, as well as space for a fridge/freezer, washing machine and a dishwasher.

The master bedroom at the rear is a generous space with built-in wardrobes and space for a king-size bed, bedside tables either side, and further storage, if required.

The second bedroom has plenty of space for a double bed, storage if desired and like the master bedroom and reception, is carpeted throughout.

The modern, tiled bathroom separates the bedrooms from the reception and provides a bath with overhead shower, sink, radiator and W.C.

The unique feature of this flat is the access it has to a large full height loft space which could be used as an additional storage space or alternatively, as a study.

There is also the additional bonus of the beautifully landscaped communal gardens as well as an allocated off-street gated parking space.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - approximately £800 per annum

Ground Rent - NA

Council Tax Band B

PARKING

Off-street allocated parking

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Fibre to the Cabinet Broadband

LOCAL AUTHORITY

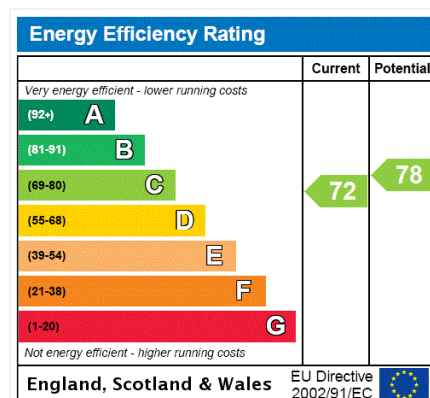
Southwark

TENURE

Share of Freehold - 999 years from 1 January 1980

DIRECTIONS

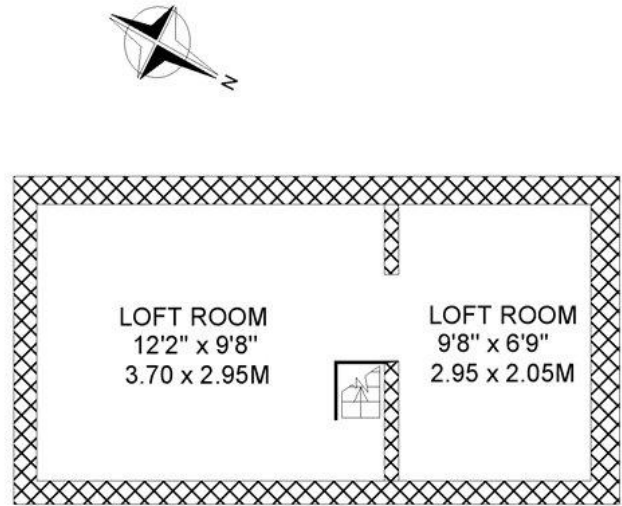
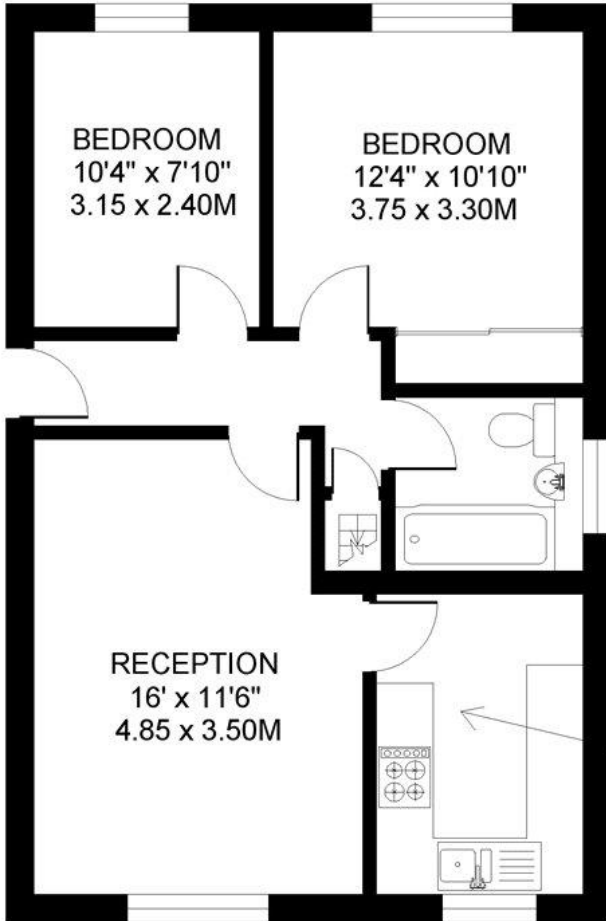
Kennington Underground Station (Northern Line – both branches) is 0.4 miles away (approximately 7-minute walk). Oval Station Underground Station (Northern Line) is 0.6 miles away (approximately 12-minute walk). The area is well served with bus routes into Central London and beyond.





WESTCOTT ROAD. SE17
2 BEDROOM FLAT

Approximate gross floor area
579 SQ.FT / 53.8 SQ.M.
Plus loft area 187 SQ.FT / 17.3 SQ.M.



LOFT AREA 187 SQ.FT.

SECOND FLOOR 579 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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