



Cornwall Court, Cleaver Street, London, SE11

£425,000 Leasehold

A charming one-bedroom flat set within a private gated development in the heart of Kennington. The flat is a fantastic size spanning over 650 Sqft. EPC rating C

LOCATION

Cornwall Court is a converted warehouse development situated on Cleaver Street, between the sought after cleaver square and Kennington Cross. Just a short walk from Kennington Underground Station and the river Thames, this secure gated community offers superb access to local restaurants, coffee houses, supermarkets and shops around Kennington Cross.

DESCRIPTION

Enter the flat on the first floor into the hallway, there are high ceilings throughout the property which create a spacious feel and provide ample storage space. Straight ahead you have a great sized double bedroom, with space for a desk when working from home, built in wardrobe and storage space and a large, double-glazed window which brings in lots of light.

The bathroom opposite the bedroom has a shower over a bath, mirror, sink and W.C

The kitchen has an abundance of storage and worktop space, a gas hob, integrated oven and space for a washing machine and fridge freezer.

The living space is a great size with lovely wooden flooring, there is plenty of space for a dining area, sofas and a coffee table and tv stand. There are two huge windows that really flood the room with light.

The property has access to a secluded communal garden with bike racks, which make for a peaceful and quiet space. The garden is decorated with plants and small trees and benches throughout.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £1,280 per annum

Ground Rent - NIL

Council Tax Band - C

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – electric central heating

Sewerage – mains connected

Broadband - Ultrafast Full Fibre Broadband

LOCAL AUTHORITY


Lambeth

TENURE

Leasehold - a term of years from and including 4 November 2021 to and including 23 June 2198

DIRECTIONS

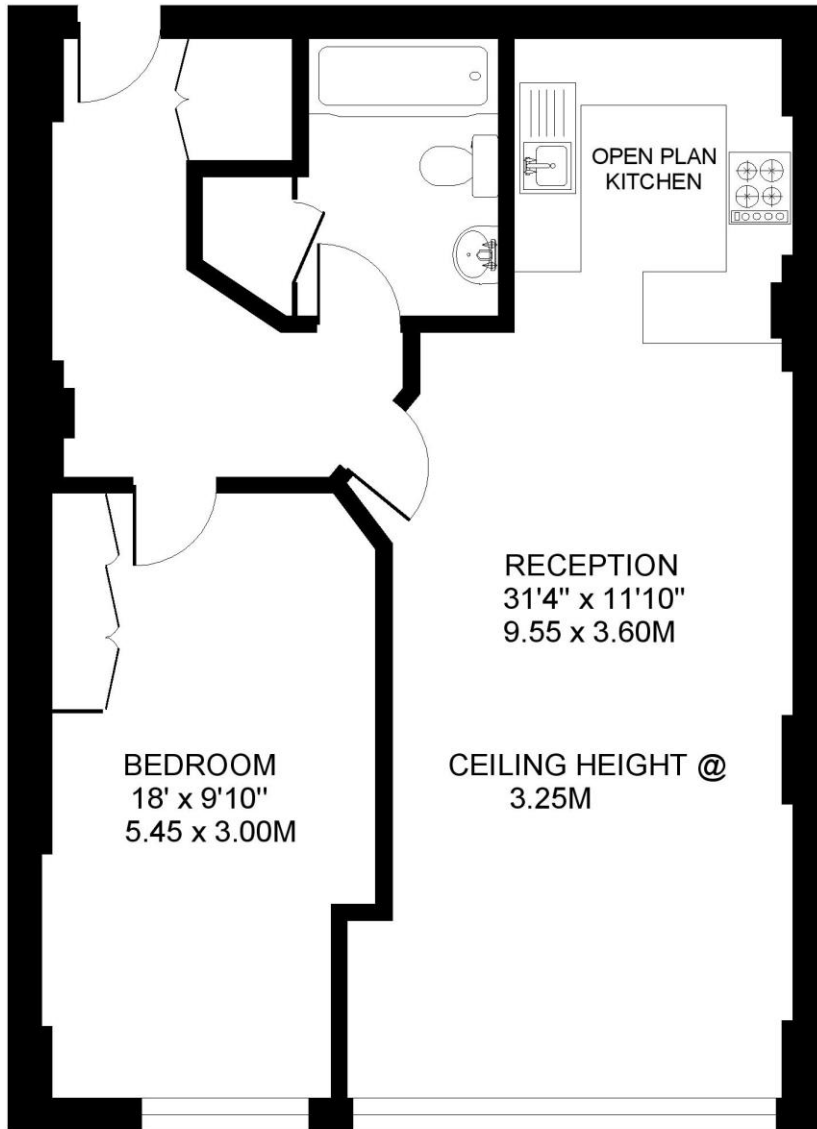
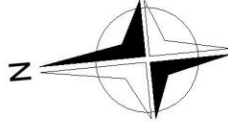
Kennington Station (Northern Line) 0.3 miles away. Vauxhall Station (National Rail and Victoria Line) 0.6 miles. Elephant and Castle Station (National Rail, Bakerloo Line and Northern Line) 0.7 miles away.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



CORNWALL COURT. SE11
1 BEDROOM FLAT

Approximate gross floor area
683 SQ.FT / 63.4 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,
Floor plan produced for Winkworth by Floorplanners 07801 228850
windows, appliances and other features are approximate.

Kennington | 020 7587 0600 | kennington@winkworth.co.uk