



## Hutton Court, Bedser Close, London, SE11

£535,000 Leasehold

Winkworth are proud to present this charming two bedroom ground-floor apartment set within a gated development, surrounded on both sides by gardens and benefiting from off-street parking. EPC Rating C.

LOCATION

Bedser Close is a gated development located just off Harleyford Road. On your doorstep is the Kennington Oval, as well as Vauxhall’s hub with its fantastic transport links, artist quarter and abundance of new eateries. Behind the property lies Bonnington Square with a bohemian vibe and beautiful terraced housing.

DESCRIPTION

As you enter the property on the ground floor you are greeted by a spacious hallway with a large storage cupboard. To your left is the master bedroom, a great sized room with space for a king-sized bed and bedside tables. This room also benefits from fitted storage, and space for additional free-standing storage.

Next is the second bedroom which can still accommodate a double bed and free-standing storage.

The bathroom is a good size finished in white tiling, and contains a bath with overhead shower, W.C., and sink with vanity mirror above.

The reception room is a fantastic space which faces south to and has direct access onto to the communal gardens. There is an abundance of space for a dining table and chairs, sofas, coffee table, and additional storage.

The kitchen, which leads off from the reception space, has ample storage and worktop space, as well as an integrated gas hob with extractor fan above and storage below, and space for a fridge/freezer, dishwasher, and washing machine.

The communal gardens are extremely quiet and private, as well as being south facing. The property also benefits from off-street parking.

LOCAL AUTHORITY

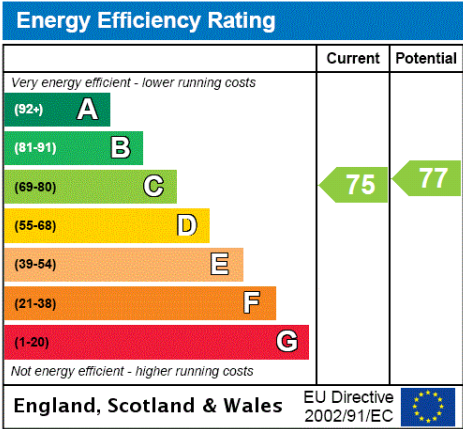
Lambeth Council, London  
Council Tax Band D

TENURE

Leasehold - 125 years from 29 September 1993  
Ground rent: Included in the service charge  
Service charge: Circa £1,533 per annum

DIRECTIONS

Oval Underground (Northern line) is approximately 480m. Kennington Underground is approximately 965m. Vauxhall Overground/Underground is approximately 800m. The area is well-served by a frequent bus service into Central London. There are also several Santander bike docking stations are close by.

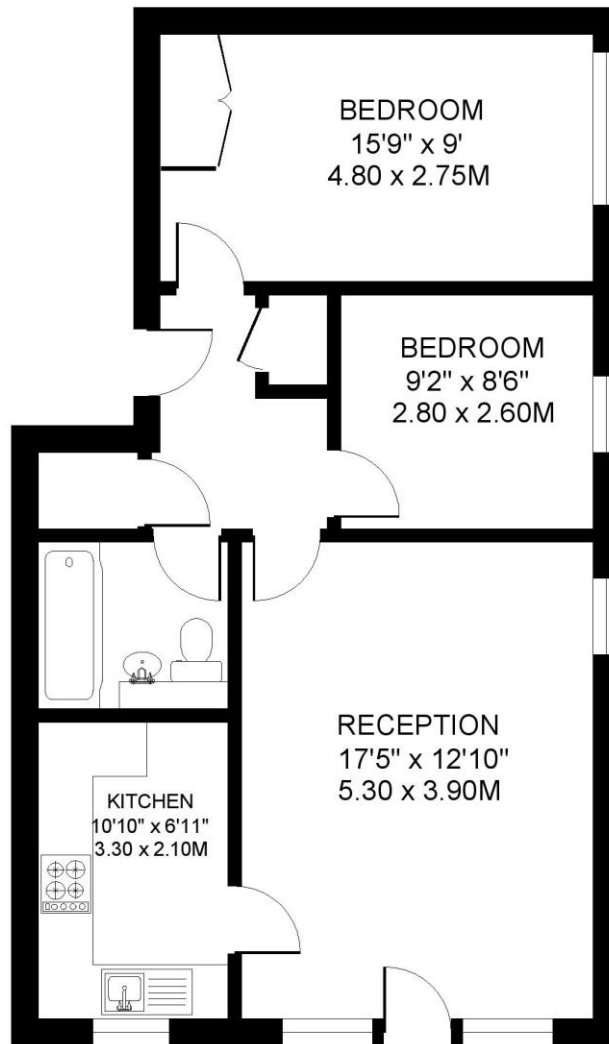






HUTTON COURT. SE11  
2 BEDROOM FLAT

Approximate gross floor area  
654 SQ.FT. / 60.7 SQ.M.



ACCESS TO COMMUNAL GARDEN

GROUND 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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