



## Kennington Park Road, London, SE11

£610,000 Share of Freehold

Winkworth are proud to present this charming two-bedroom garden flat on the lower ground floor of this beautiful Georgian Grade II listed conversion situated on Kennington Park Road. You are all but a short walk away from all the local amenities and transport links that Kennington has to offer, not to mention Kennington Park being right on your doorstep. EPC Exempt - Grade II Listed.

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## LOCATION

Positioned moments away from Kennington Underground Station (Northern Line) 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

The flat is located on the lower ground floor of this Georgian conversion with a full length, south-east facing rear garden with separate studio office found towards the rear.

Both bedrooms are positioned towards the front of the property with the larger, main bedroom found on the right-hand side. This bedroom provides space for a super king size bed with added space for additional free-standing furniture. The current owners have fitted one large built in wardrobe offering fantastic storage and a bookshelf which complements the bedroom well.

The bedroom next door, though smaller in size, allows space for a double bed and desk. This bedroom acts well as a guest bedroom or study providing a comfortable working from home space.

The bathroom, further down the corridor on the right, is wonderfully finished with beautiful tiling and contains a bath with overhead shower, sink with vanity mirror above and storage below, WC and heated towel rail.

Continue down the corridor, where you will enter the spacious sitting room with direct access on to the rear south-east facing garden. The sitting room provides ample space for entertaining with an abundance of space for furniture and dining table and chairs.

The kitchen in the rear addition, benefits from vast amounts of natural light thanks to its south-east aspect and allows for an electric oven with induction and extraction, sink, space for a fridge and freezer, dishwasher and washing machine and cupboards both above and below for storage.

The garden is wonderfully landscaped and staggered over two levels with the lower end holding a garden shed before reaching an area perfect for alfresco dining during the summer months under the pergola. Behind is the remainder of the beautifully maintained garden with mature trees and beds and the studio.

The studio is a wonderful addition to the property and provides flexible accommodation or a great study for those working from home more regularly. The self-contained unit provides electric power and has been well insulated throughout with bi-folding doors present on the front.

## LOCAL AUTHORITY

Southwark Council, London  
Council Tax Band D

## TENURE

Share of Freehold - underlying lease of 125 years from 1 December 1988  
No ground rent or service charge

## DIRECTIONS

Kennington Underground Station (Northern Line – both branches) is approximately 0.1 miles away. Elephant & Castle Underground/Overground Stations (National Rail, Northern & Bakerloo Lines) are approximately 0.7 miles away. Kennington Park Road is also well-served by a frequent bus service to the City, West End and beyond.

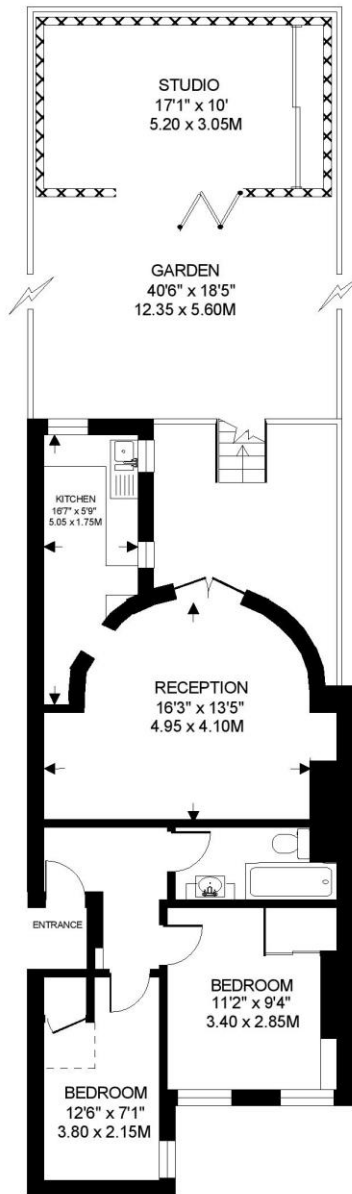


KENNINGTON PARK ROAD. SE11  
2 BEDROOM FLAT

Approximate gross floor area  
586 SQ.FT / 54.4 SQ.M.

Plus garden studio 170 SQ.FT. / 15.9 SQ.M.

Total area shown on plan 756 sq.ft. / 70.3 sq.m.



LOWER 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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