



Kennington Road, London, SE11

£1,925,000 Freehold

An elegant and substantial five-bedroom Georgian family home. Situated on a beautiful historic terrace in the Kennington Conservation area, this Grade II listed property is set well back from the road with a beautiful front and extensive rear gardens offering five floors of expansive living.

Winkworth

LOCATION

Kennington Road runs from Westminster Bridge Road at Lambeth North Underground Station due south to Kennington Park with the amenities of central Kennington found immediately nearby.

DESCRIPTION

Upon entering the house on the raised ground floor through well maintained front gardens, you are greeted by a spacious double reception offering spectacular natural light and views on to the front and rear gardens. The period features of the house have been retained with original shutters, fireplaces, and cornicing as well as beautiful wooden flooring and copious bookshelves. Behind sits a downstairs W.C. and utility offering fantastic storage and direct access to the rear garden.

The lower ground floor offers equally impressive entertaining space with a wonderful modern kitchen found towards the front, and natural dining area to the rear with access via French doors to the rear patio and garden. The kitchen is very well-finished throughout with central island offering further storage and worktop space. Access to the front vaults of the house is found from the lower ground floor entrance.

The garden has been beautifully landscaped with mature beds and separate patio areas nearest the house. The garden offers excellent privacy and brilliant space for al-fresco dining.

The first floor comprises two beautiful bedrooms, one of which spans the full width of the house with wonderful fireplace and views on to the pretty tree-lined road below through three tall sash windows. The other bedroom behind is currently connected to the front bedroom as a dressing room extension but could easily be separated into another bedroom. A modern family bathroom is found at the rear with shower over bath, sink, towel rail and W.C.

The second floor comprises a bedroom and beautiful large bathroom behind. The bedroom is wonderfully large and again spans the full width of the house with beautiful wooden flooring and multiple windows. The bathroom is equipped with a stand-alone bath, large free-standing built in shower, sink, towel rail, W.C. and additional built in storage.

The second floor provides two further double bedrooms, and bathroom in between. The bathroom provides a walk-in shower, sink, heated towel rail and W.C.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - Nil

Ground Rent - Nil

Council Tax Band - G

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

LOCAL AUTHORITY

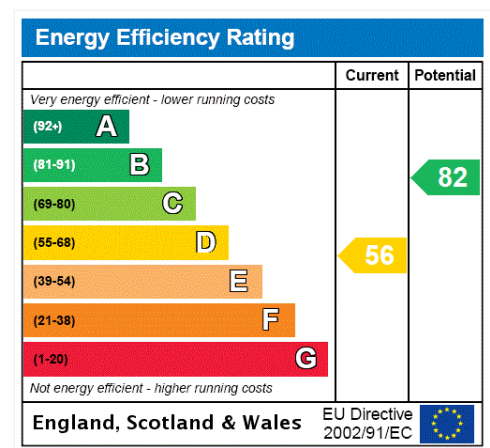
Lambeth

TENURE

Freehold

DIRECTIONS

Kennington Underground Station (Northern Line – both branches) is located 650 metres away. Vauxhall Underground/Overground Station (Victoria Line, Overground & Nation Rail) is located 1130 metres away. Both a short walk.





KENNINGTON ROAD SE11
5 BEDROOM HOUSE

Approximate gross floor area
2192 SQ.FT. / 203.6 SQ.M.
Plus vaults 115 sq.ft. / 10.7 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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Floorplan produced for Winkworth by Floorplanners 07801 228850

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