

Cleaver Square, London, SE11

£1,950,000 Freehold

A stunning four-bedroom Grade II listed Georgian house, situated on the south-side of one of Kennington's most prestigious garden squares. The house boasts a fabulous south-west facing garden and brilliant entertaining space. EPC Exempt (Grade II Listed).

LOCATION

Cleaver Square is a local Georgian square, quietly nestled between Kennington Park Road and Kennington Cross. Kennington Underground Station is moments away along with various amenities such as supermarkets, shops and of course the Prince of Wales Public House, which is within sighting distance from the house.

DESCRIPTION

Enter the house on the raised ground floor and you are greeted by a spacious double reception room offering wonderful views of the square to the front, and a private garden to the rear. The reception room has a great ceiling height with cornicing, built in bookshelves and fireplace.

Working your way down to the rear part under stair storage, you enter the family room offering a large entertaining space in the rear extension of the house. This room is wonderfully lit thanks to large skylights and offers direct access via two tall sets of French doors to the rear South-west facing garden.

The kitchen on the lower ground floor is spacious and well designed with a designated area for dining towards to the rear, and the kitchen located towards the front. The integrated kitchen is modern and provides an abundance of built-in storage, two fan-powered electric ovens, microwave, gas hob with extraction, dishwasher and separate large fridge and freezer. The vault/wine cellar houses the washing machine currently. The kitchen also provides lower ground floor access from the front of the house via steps from the street.

On the first floor, there are currently two double bedrooms and a smaller third bedroom towards the rear with bathroom and airing cupboard. The front facing double bedroom offers superb views directly over Cleaver Square, while the second double bedroom offers views over the garden. Both bedrooms provide space for double beds with additional space reserved for free-standing furniture.

The bathroom on the first floor is equipped with a stand-alone walk-in shower with extractor fan, basin, heated towel rail and W.C. The smaller bedroom to the rear provides space for a queen-size bed and a small chest of drawers.

On the second floor, you will find the master bedroom at the front, with the family bathroom behind. The bedroom has plenty of built-in storage and plenty of space to accommodate a king-size bed. The modern bathroom behind offers a large walk-in shower, separate bath, basin with vanity, heated towel rail and W.C.

The private south-west facing garden behind has been well-landscaped with a paved patio area nearest the house, perfect for al-fresco dining, and lawn behind with mature garden beds either side. At the very rear, you will find another paved area with a pergola and garden shed for storage.

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
Broadband - Ultrafast Full Fiber Broadband

LOCAL AUTHORITY

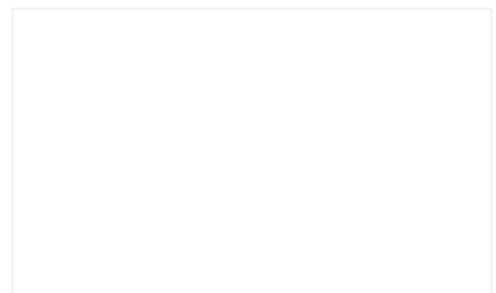
Lambeth

TENURE

Freehold

DIRECTIONS

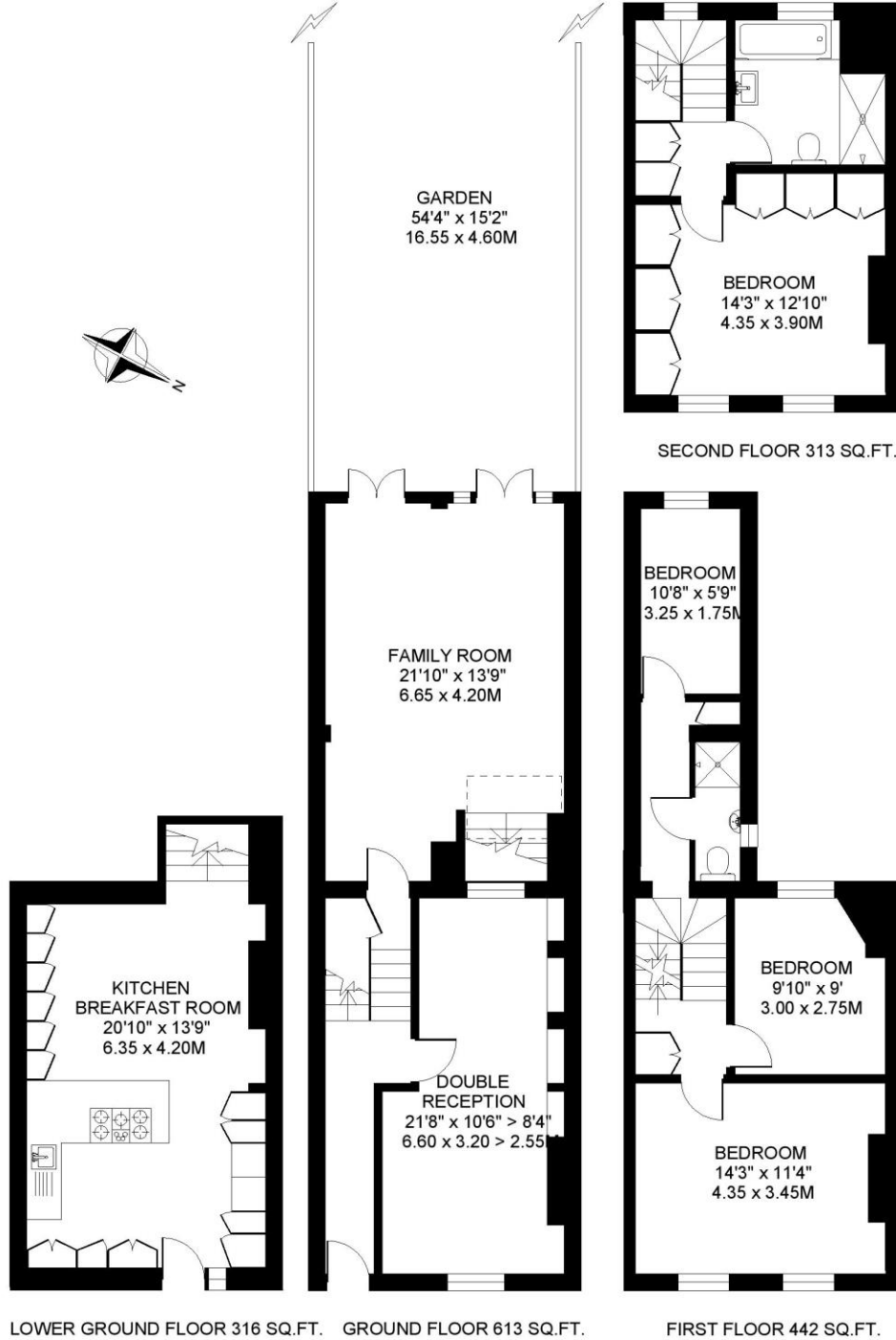
Kennington Underground Station (Northern Line - both branches) is just a stone's throw away, approximately a 325-metre walk. Elephant and Castle Overground & Underground Stations (National Rail, Bakerloo and Northern Line) are approximately a 963-metre walk.





CLEAVER SQUARE. SE11
4 BEDROOM

Approximate gross floor area
1684 SQ.FT / 156.4 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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