



Methley Street, London, SE11

£759,950 Share of Freehold

An exciting opportunity to acquire this stunning two-bedroom flat on the raised ground and first floor of an early Victorian building, with its own private front door. EPC Rating D.

LOCATION

Methley Street is a well-sought after location set within a quiet, charming conservation area just off Cleaver Square, with its cosy Prince of Wales pub and tree-lined boules park. Around the corner from amenities on the high street is leafy Kennington Park and several nearby Santander bike stations. Kennington Underground Station is five minutes away and Vauxhall station is a 12 minute walk, giving easy access to the heart of London.

DESCRIPTION

As you enter via the private front door on the raised ground floor, you arrive to a light entrance hall which opens out to an impressive living space, providing room for entertaining, dining and relaxing.

The galley kitchen extends to the rear of the property providing generous countertop space, along with plenty of purpose built storage, including a fridge/freezer, dishwasher and washing machine.

Upstairs, the main bedroom at the front of the property is lit by beautiful sash windows that receive light year-round due to its positioning on the street. The fitted storage along the walls are deceptively deep and there is room for a desk or chest of drawers.

The second double bedroom features a Victorian fireplace and wooden floors. This charming room also provides plenty of storage space and an abundance of natural light.

The modern bathroom with walk-in power-shower is smartly finished with underfloor heating, floating cabinet, mirror and heated towel rail.

LOCAL AUTHORITY


Lambeth, London
Council tax band D

TENURE

Share of Freehold – underlying leasehold of 125 years from 1 January 2003
Ground rent: nil
Service charge: nil

DIRECTIONS

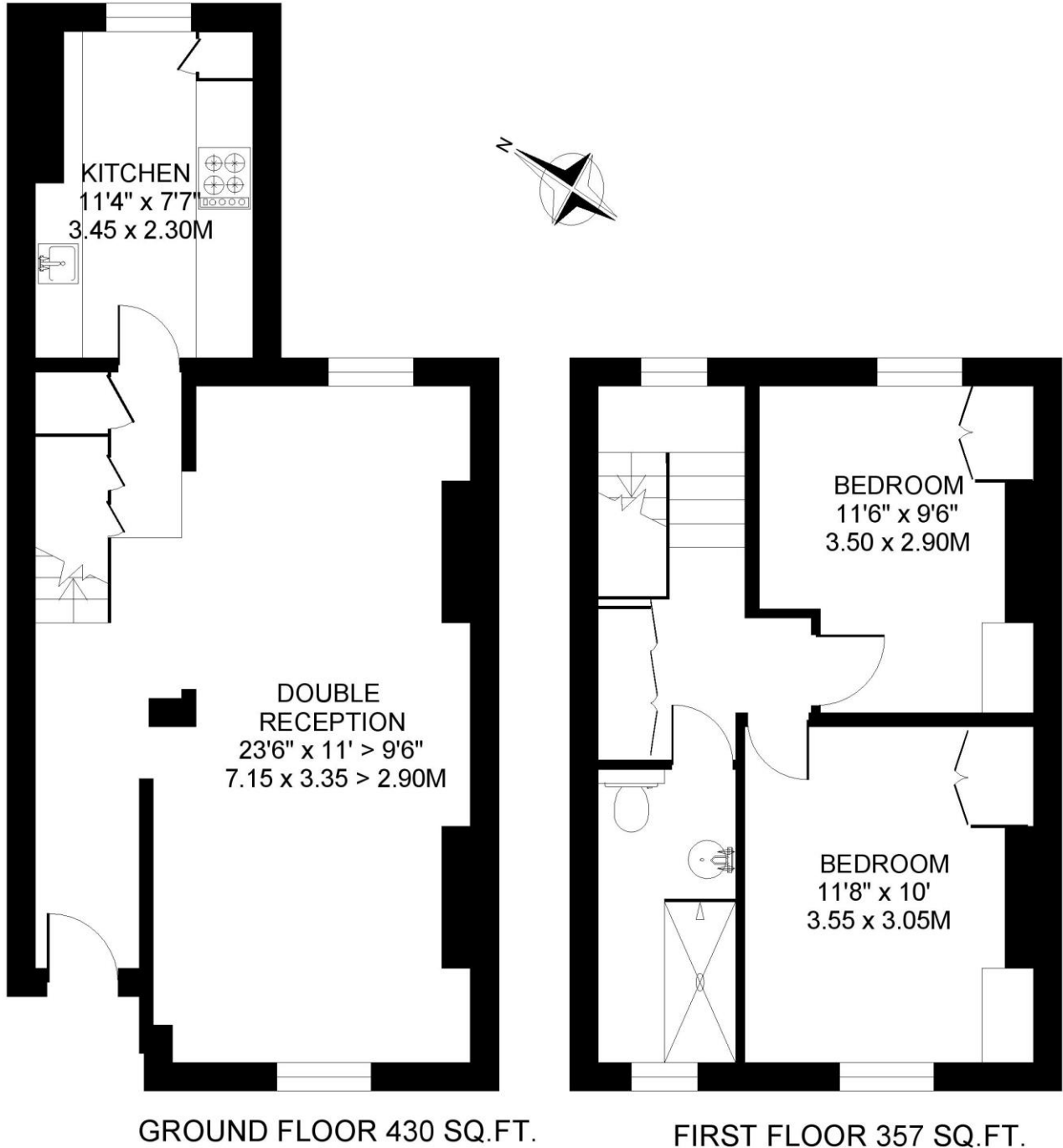
Kennington Underground station is only 400 meters allowing you access to the Northern Line. Vauxhall Overground and Underground are 930 meters away, providing access to the Victoria Line and National Rail. Access to bus routes on Kennington Road and Kennington Park Road for travel to central London.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



METHLEY STREET. SE11
2 BEDROOM FLAT

Approximate gross floor area
787 SQ.FT / 73.1 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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