



## Key House, Bowling Green Street, London, SE11

£325,000 Leasehold

A two-bedroom, ground floor flat in need of full renovation with a private patio. Situated within a purpose-built block and ideally located in Kennington. This is a fantastic opportunity for someone to put their stamp on a property and create a wonderful flat. EPC rating D.

**Winkworth**

## LOCATION

Key House is found between Kennington Park Road and Bowling Green Street. Both Oval and Kennington are close by and provide a wide range of cafes, delis, shops and more.

## DESCRIPTION

Enter the flat through a private patio and into a hallway. On the right there is a kitchen and w/c. The kitchen offers ample workspace, generous cupboard storage, and space for utilities. The kitchen would benefit from a cosmetic update to maximize its potential.

Continuing down the hallway, the bathroom is situated on the left, featuring a bath with shower and a basin.

The well-proportioned reception room is positioned between the two bedrooms, offering sufficient space for a sofa, dining table, and additional freestanding furniture.

Both bedrooms are generously sized, each comfortably accommodating double beds and a variety of freestanding furniture.

## SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge – circa £1,900 per annum (including sinking fund)

Ground Rent - NIL

Council Tax Band - B

## PARKING

On-street parking can be obtained via Lambeth Council

## UTILITIES

Electricity – mains

Gas – mains

Water – mains

Heating – gas

Sewerage – mains

Broadband – ultrafast broadband

## LOCAL AUTHORITY

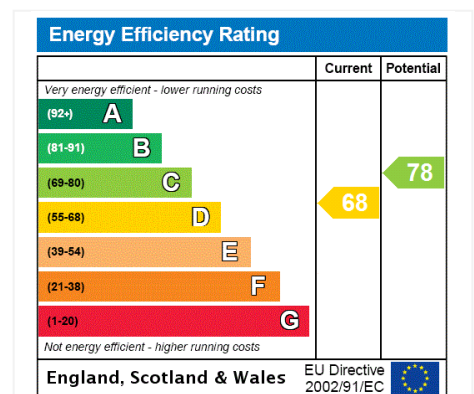
Lambeth

## TENURE

Leasehold - a new 125 years lease

## DIRECTIONS

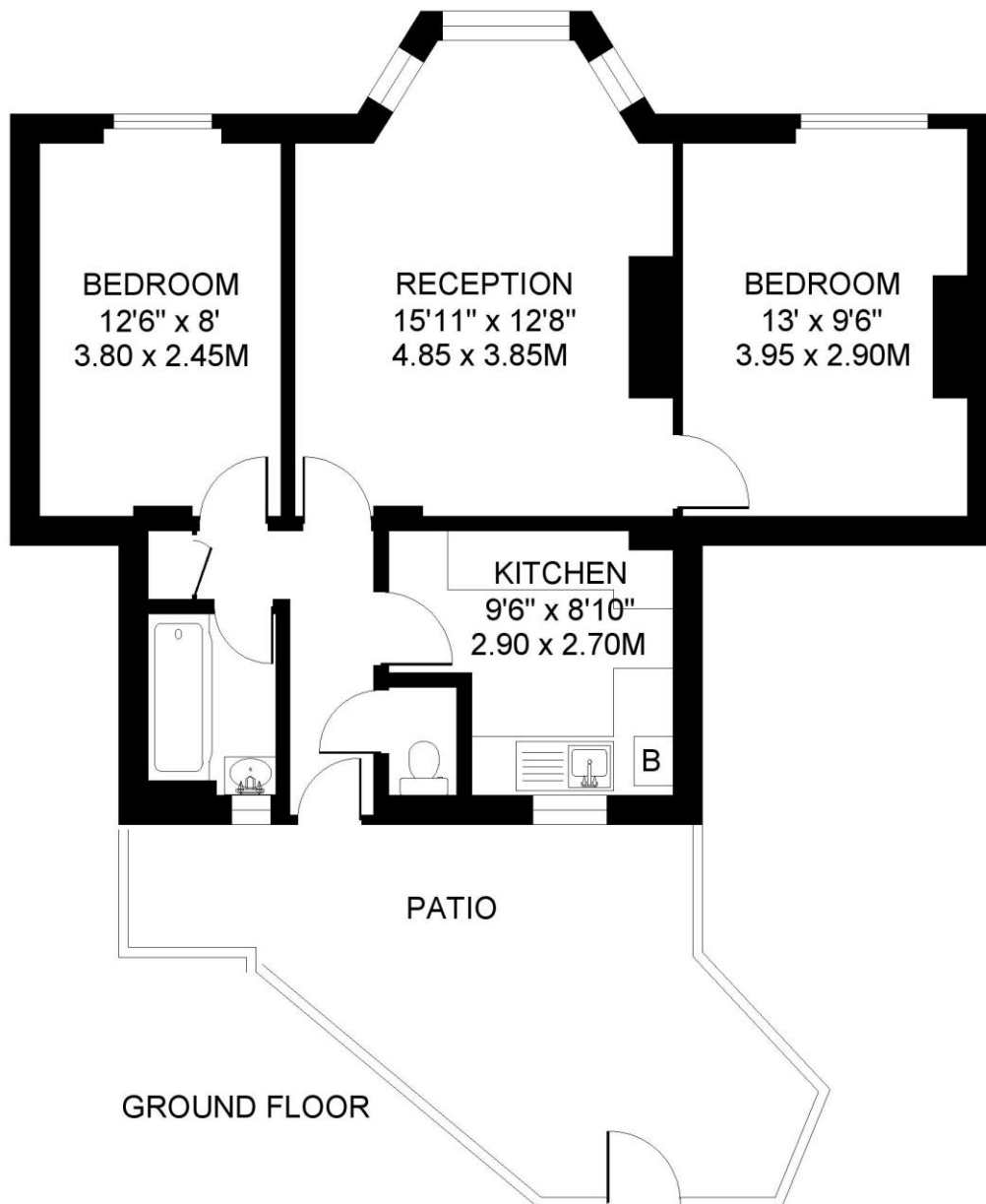
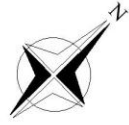
Oval Underground Station (Northern Line) is approximately 0.2 miles away. Kennington Underground Station (Northern Line) is approximately 0.5 miles away. National Rail services can be found at Vauxhall Station, which is approximately 0.7 miles away. Kennington Park Road is also well served with frequent bus services.





KEY HOUSE. SE11  
2 BEDROOM FLAT

Approximate gross floor area  
579 SQ.FT / 53.8 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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