

Manor Place, Kennington, London, SE17

£685,000 Leasehold

A stunning two-bedroom, two-bathroom apartment, situated on the first floor of a unique pub conversion near Pasley Park between Kennington and Walworth. EPC Rating C.

LOCATION

The flat is located a short walk away from Kennington Underground Station and there are plenty of local amenities to be found along Walworth Road including local supermarkets, shops, bars and restaurants. Across the road are the allotments of Walworth Garden Farm and Kennington Park is a short walk away, as well as Pasley Park.

DESCRIPTION

Enter the apartment on the first floor into a welcoming hallway with large built-in storage immediately ahead. There is also a video entry phone in the hallway. At the end of the hall and towards the front of the property, you will find a magnificent open plan kitchen reception occupying the original part of the building. This is a wonderful space with excellent ceiling height and vast amount of natural light from the many windows on offer.

The Italian designed kitchen has been well-finished with Siemens appliances throughout. The kitchen is equipped with an integrated electric fan-powered oven and separate microwave, dishwasher and induction hob with splash back. The work surfaces are made from a composite stone and there is ample storage found both above and below the units.

The reception, as well as the rest of the apartment, offers smart, engineered wooden flooring throughout with the reception offering pleasant views over Manor Place and the Walworth Garden Farm. There is plenty of space for multiple sofas and a dining table and chairs. The main bathroom offers a bath with overhead rainfall shower, large sink with mirror and storage below, heated towel rail and W.C.

The smaller of the two double bedrooms, found opposite the family bathroom, is plenty large enough to accommodate a double bed with additional space reserved for free-standing furniture. The larger main bedroom at the end of the hallway is wonderfully large and light with an abundance of built in storage offered. The space allows for a king-size bed and further free-standing furniture. The ensuite bathroom includes a large stand-alone built in shower, sink, heated towel rail and W.C.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge – approximately £1,400 per annum

Ground Rent – £350 per annum

Council Tax Band: B

UTILITIES

Electricity – Mains connected

Gas – N/A

Water – Mains connected

Heating – Electric underfloor heating

Sewerage – Mains connected

Broadband – Superfast Broadband

LOCAL AUTHORITY


Southwark Council

TENURE

Leasehold – 116 years remaining

DIRECTIONS

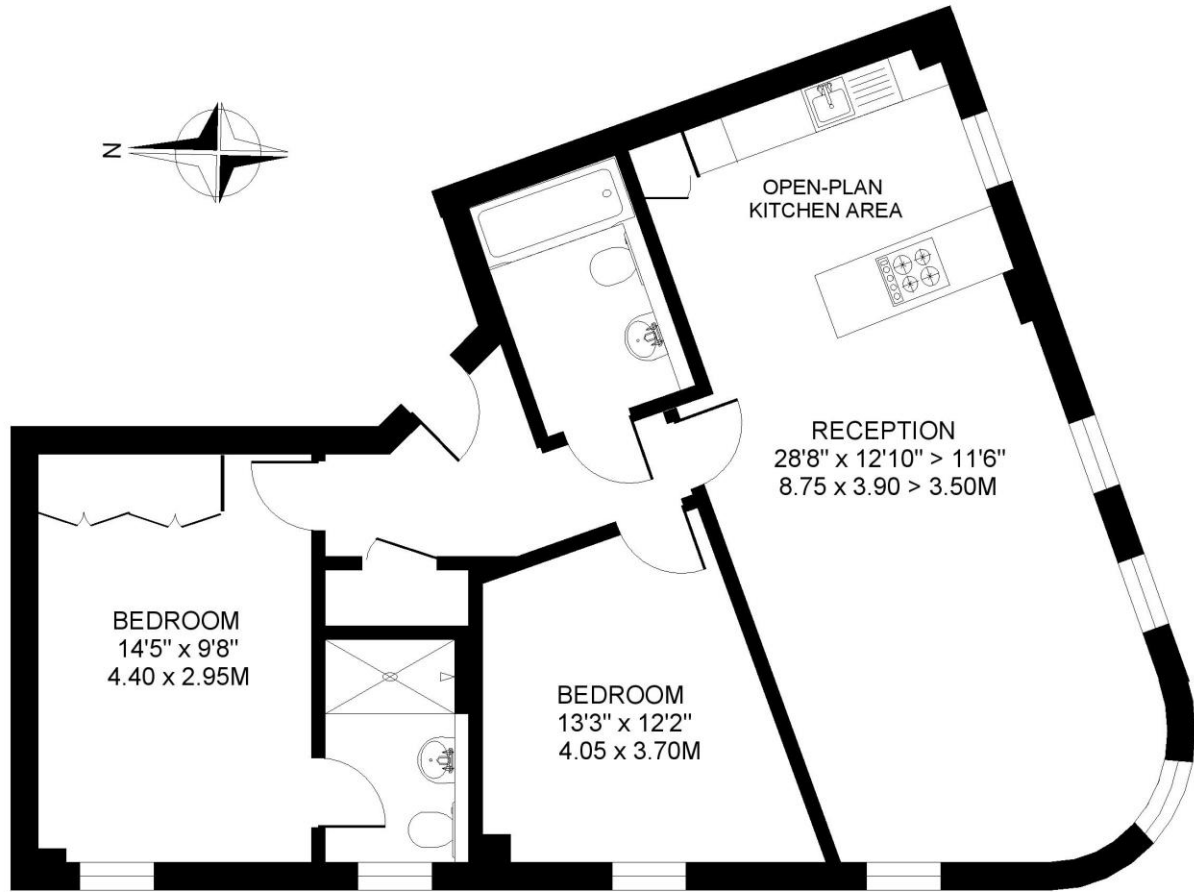
Kennington Underground Station (Northern Line – both branches) is approximately 0.3 miles away. Elephant & Castle Overground and Underground Stations (National Rail, Bakerloo & Northern Lines) are approximately 0.6 miles away. The area is also well served by bus routes into Central London and beyond.

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



MANOR PLACE SE17
2 BEDROOM FLAT

Approximate gross floor area
790 SQ.FT / 73.4 SQ.M.



FIRST FLOOR

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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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