



## Kennington Park Road, London, SE11

£3,000,000 Freehold

An impressive four/five-bedroom Georgian Grade II listed family house located on Kennington Park Road, opposite Kennington Park, spanning over 4150 SQ/FT across five floors of accommodation. A spectacular west-facing garden is offered with garden room and separate Coach House with off street parking. This is a rare and particularly special house. EPC ratings D

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## LOCATION

Kennington Park Road is found in central Kennington and runs parallel to Kennington Park. Kennington Underground Station is moments away, as is Cleaver Square; known for playing petanque and The Prince of Wales pub. The local area offers an assortment of cafés and delis, and the delights of Kennington Park with amenities including several tennis courts, all within a five-minute walk. The river is also a short walk away at Vauxhall.

## DESCRIPTION

Offering spectacular space with plenty of flexibility and freedom, the house retains many of its original features combined with excellent upgrades and is presented in fantastic condition throughout, having been lovingly cared for by the current owner. The house has a unique position directly opposite Kennington Park with a beautiful Wisteria running along the façade whilst also offering privacy at the rear of the house. The garden measures over 90ft in length and faces West, capturing sun throughout the day. The garden has been wonderfully landscaped with mature shrubs and trees including a spectacular Mulberry tree in the centre.

**Raised ground floor:** Enter the house on this level and into an elegant hallway, opening on to the spacious kitchen family room. The room to the front holds the modern kitchen featuring fantastic light and views over Kennington Park, while the rear is reserved for dining and features equally impressive views through two floor to ceiling triple sash windows opening onto a Juliette balcony. Both rooms are of great proportions offering dual aspects.

**First floor:**  
As you walk up to this level from the raised ground floor there is a W.C. with an airing cupboard offering ample storage. Additionally, at the front, is the drawing room with three floor to ceiling sash windows with a Juliette balcony spanning them and working fireplace. Behind sits the study overlooking the garden with beautiful bookshelves surrounding another fireplace.

**Second floor:**  
As you approach the second floor, you will find the family bathroom immediately ahead to the left equipped with a bath, sink, and W.C. Two large bedrooms feature, both well-presented with wooden floorboards throughout and ample built in storage available. A cast-iron fireplace is of particular note in the rear facing bedroom.

**Third floor:**  
The principal suite is found on the top floor of the house with the addition of a further W.C. on the landing. The bedroom is located towards the rear and features exposed beams and excellent natural light. Towards the front, sits the dressing room and bathroom equipped with a large bath, large walk in rainfall shower, sink and plenty of built in storage.

**Lower ground floor:**  
Access to the garden is provided as you enter the lower ground floor. There is a further double bedroom at the front, modern walk in wet room bathroom and a large and well-equipped utility room. Two vaults also offer additional storage.

**The Coach House:**  
Adjoined to the house, is the Coach House acquired more recently and offers flexibility as an investment, or alternatively as a self-contained nanny’s flat. This house offers a large double reception on the ground floor with modern kitchen at the rear, large bedroom above with modern bathroom, and study or secondary bedroom towards the front. A private rear paved walled garden also features with off street parking to the front of the house.  
Resident’s parking permits can be purchased from Lambeth council.

## PARKING

Off street parking & on street permit parking

## UTILITIES

- Electricity – mains connected
- Gas – mains connected
- Water – mains connected
- Heating – gas central heating
- Sewerage – mains connected
- Broadband – Ultrafast Broadband

## LOCAL AUTHORITY

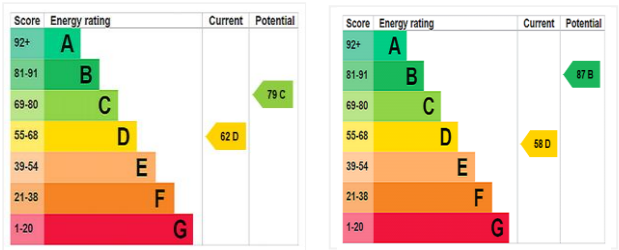
Lambeth  
Council Tax Band G and F

## TENURE

Freehold

## DIRECTIONS

Kennington Underground Station is approximately 190 metres away (Northern Line – both branches). Oval Underground Station is approximately 330 metres away (Northern Line). Overground/Underground Station is approximately 910 metres away (National Rail and Victoria Line). Kennington Park Road is well served by a frequent bus service into the city and the West End.

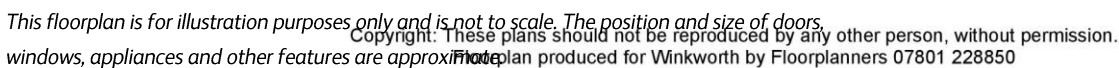








Approximate gross floor area  
4154 SQ.FT / 385.9 SQ.M.  
Plus 382 SQ.FT. / 35.5 SQ.M.



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