



## Kennington Road, Kennington, London, SE11

£1,375,000 Freehold

Winkworth are proud to present this impressive six-bedroom end-of-terrace, Grade II listed Georgian family home situated on Kennington Road. The house is almost 3000sqft with front and rear gardens and offers so much potential for anyone looking to put their own stamp on a property. EPC Rating – E.

## LOCATION

Kennington Road runs from Westminster Bridge Road at Lambeth North underground station due south to Kennington Park. The house is a short walk from the 15-acre Geraldine Mary Harmsworth Park, the Imperial War Museum and a sports facility offering tennis, netball and basketball courts and astroturf 5-a-side football pitches. This property sits within the Walcot Conservation Area.

## DESCRIPTION

The property is spread out over five floors, with a kitchen and sitting room on the lower ground floor, a reception room and separate dining room on the raised ground floor, and six bedrooms and two bathrooms occupying the 1st, 2nd and 3rd floors.

This property has high ceilings throughout and is bursting with period features and charm. It has the potential to become a wonderful family home and is ideally located for local schools, as well as its proximity to Westminster and The City.

At the rear of the property is a courtyard with a pathway leading down to a secret garden that's over 2000sqft in size. This gives the owner a rare opportunity to create an extremely private outdoor oasis, perfect for the summer months.

This property is eligible for a residents on-street parking permit.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Council Tax Band - TBC

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – superfast fibre

## LOCAL AUTHORITY

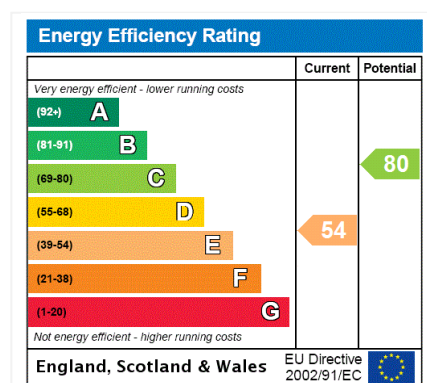
Lambeth

## TENURE

Freehold

## DIRECTIONS

The house is a 6-minute walk from Lambeth North station. It is on the east side of the road, 150m from a bus stop, which provides routes across Waterloo, Westminster, Lambeth and Vauxhall bridges, and only 200m from a Santander cycle rack. St Thomas' Hospital is a 10-minute walk, as is Waterloo Station, with the Southbank Centre beyond. As well as its National Rail services, Waterloo Station provides ready access to the City and Canary Wharf for financial sector executives when not working from home.

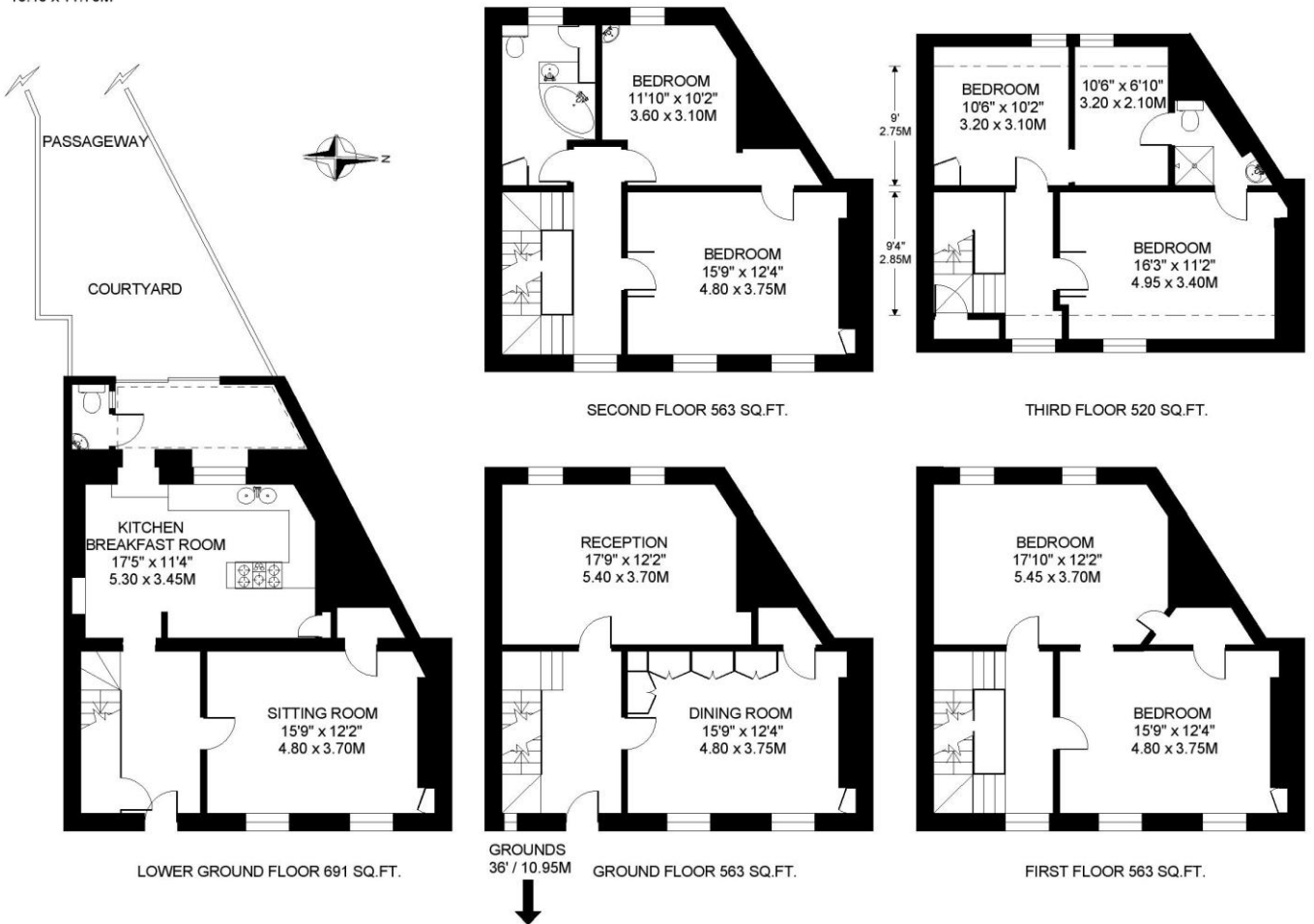




# KENNINGTON ROAD. SE11 6 BEDROOM HOUSE

Approximate gross floor area  
2900 SQ.FT / 269.5 SQ.M.

GARDEN  
53'9" x 38'5"  
16.40 x 11.70M



*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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