



Kennington Road, London, SE11

£535,000 Leasehold

An opportunity to acquire a bright and spacious two-bedroom flat, situated just off Kennington Cross. The property is arranged over the raised ground floor and lower ground floor, of an early Victorian building, in the heart of Kennington. EPC Rating E.

Winkworth

LOCATION

The property is located on Kennington Road, between Milverton Street and Kennington Lane. A perfect location to enjoy all of Kennington's local amenities, such as restaurants, pubs and supermarkets as well as a short walk to the lovely Kennington Park.

DESCRIPTION

As you enter the property on the raised ground floor you will find carpeted flooring throughout. The main bedroom is to your right. A spacious and light room courtesy of the large sash window. The bedroom has generous proportions with room for a large double and free-standing storage.

Adjacent to the main bedroom you will find the second bedroom, another well-sized double bedroom. A large sash window allows light to come through. The second bedroom has space for freestanding storage.

Heading back into the hallway you will find the bathroom, conveniently next to both bedrooms. The bathroom is well sized, with ample storage. Equipped with a bath and overhead shower, W.C. and a sink with storage options below. The floor and shower are both tiled and there is a charming stained glass window letting light through.

Heading down the well-lit staircase, you enter the lower ground floor where you will find the open plan kitchen/reception room finished with engineered wood flooring. Again, as on the floor above the room allows plenty of natural light through courtesy of the large sash window.

The sizeable living is suitable for a large sofa, coffee table, chairs and a small dining table. A great spot to entertain or use as a cozy living room. There is also a handy lower ground entrance to the front of the property.

The kitchen is finished beautifully, with great workspace and storage options. The kitchen has a sleek modern look and feel. Equipped with an oven, electric hob and extractor. There is a built-in fridge/ freezer and dishwasher, and housing for a washing machine. Next to the kitchen you'll find a useful storage room.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £2,142.00 per annum

Ground Rent - £62.50 per annum

Council Tax Band - D

UTILITIES

Electricity – mains connected

Gas – no gas

Water – mains connected

Heating – electric heating

Sewerage – mains connected

Broadband – super fast fibre

LOCAL AUTHORITY

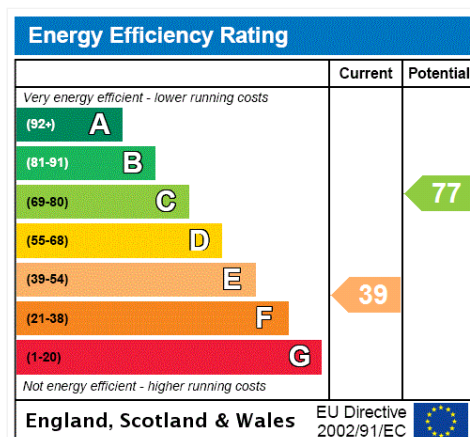
Lambeth, London

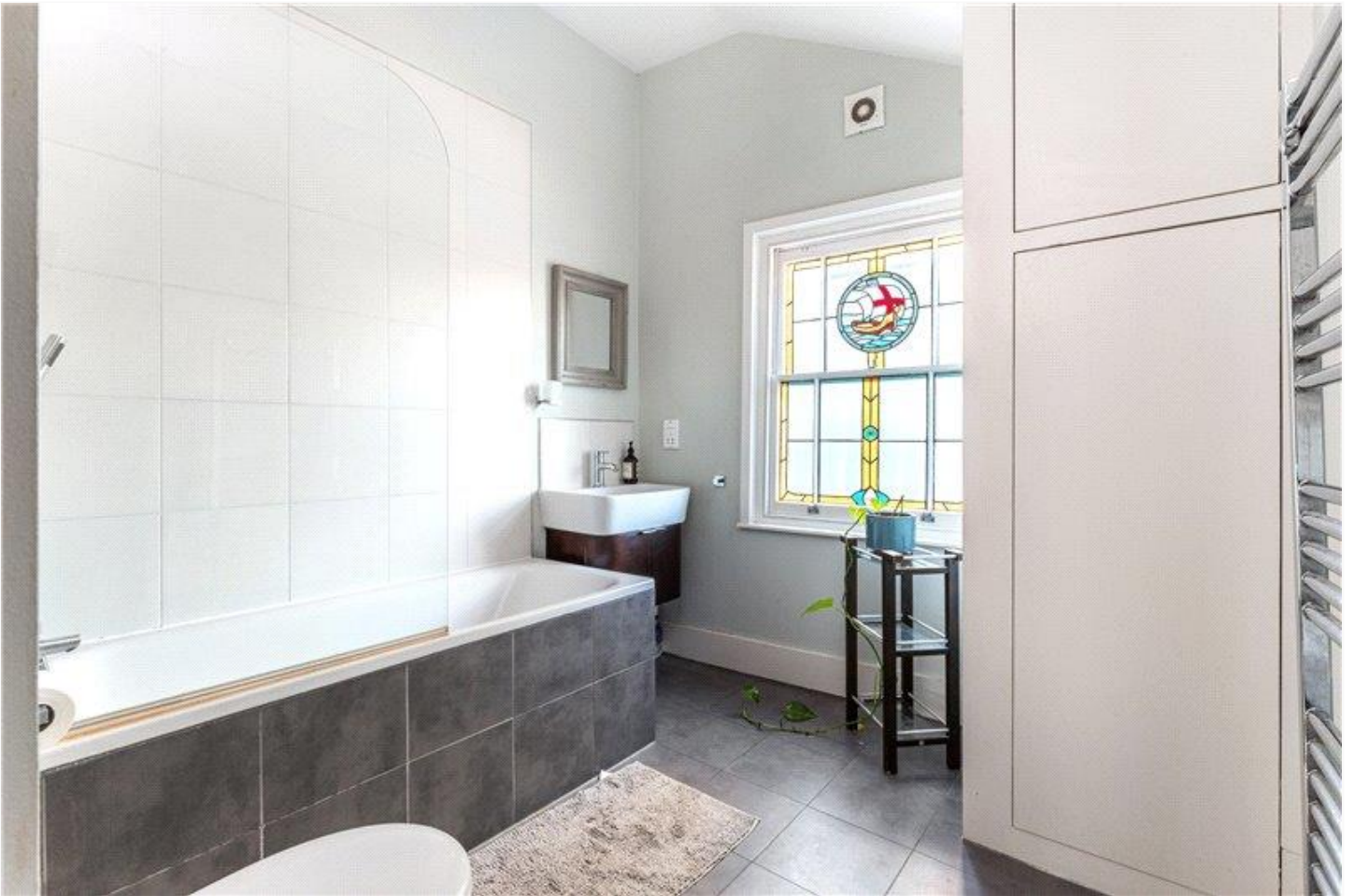
TENURE

Leasehold - 125 years from 1 January 2008

DIRECTIONS

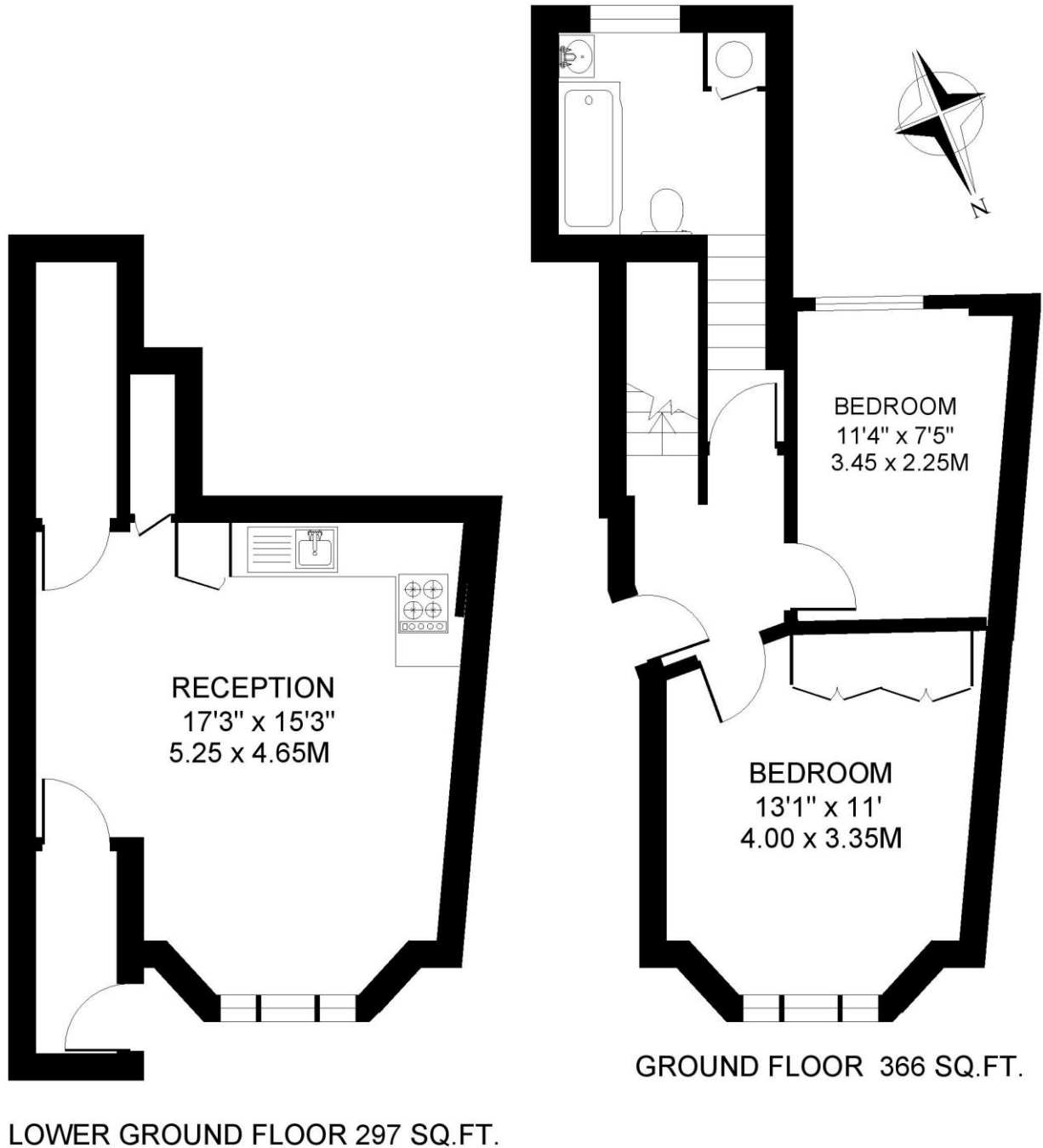
Kennington Station (Northern Line) is approximately 5 minutes' walk away. Oval Station (Northern Line) is a 10-minute walk away. The area also offers a frequent bus service from Kennington into Central London and the city.





KENNINGTON ROAD. SE11
2 BEDROOM FLAT

Approximate gross floor area
663 SQ.FT. / 61.6 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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