

City Lights Court, Bowden Street, London, SE11

£599,950 Leasehold

Winkworth are proud to present this superbly finished two-bedroom, two bathroom apartment situated on the second floor of the wonderful City Lights Court development, in the heart of Kennington. You are all but a short walk away from all the local amenities and transport links that Kennington has to offer, not to mention Kennington Park being right on your doorstep. EPC Rating C.

LOCATION

The property is located on Bowden Street, which is a one-way street just off Cleaver Square, accessed at the junction of Kennington Road and Kennington Lane.

DESCRIPTION

Enter the property on the second floor where you are greeted by a spacious entrance hallway dividing the living space from the bedrooms and bathroom.

To the right of the hallway, you will find both bedrooms, the larger of which benefits from having an ensuite. Both bedrooms are equally spacious and provide more than enough space for a king sized bed with additional room reserved for free-standing furniture. The smaller bedroom also offers built-in storage.

The ensuite off the main bedroom currently offers built-in stand-alone shower, W.C, sink with mirror above and storage below, and heated towel rail.

The main bathroom is finished beautifully with wonderful tiling, bath with overhead rainfall shower, W.C, sink with storage found both above and below, mirror and heated towel rail.

To the left of the entrance hallway, you will find a spacious open plan kitchen sitting room.

The kitchen includes everything you would expect electric fan powered oven with gas hob and extraction, full size dishwasher, large fridge freezer, built in microwave oven, and washing machine/dryer. The kitchen provides more than enough countertop space with ample storage found both above and below.

The sitting room adjoined is equally spacious and light with more than enough space to accommodate a dining table and chairs, large sofa and coffee table.

The hallway and kitchen/reception room has stunning wooden flooring and the bedrooms are newly carpeted.

Finally, the building is home to a well-kept communal garden behind that is a welcoming space with plenty of benches available and ample internal secure bike storage.

LOCAL AUTHORITY

Lambeth Council, London
Council Tax Band E

TENURE

Leasehold - 125 years from 24 March 2003
Ground rent : £250 per annum
Service charge : Circa £3,290 per annum

DIRECTIONS

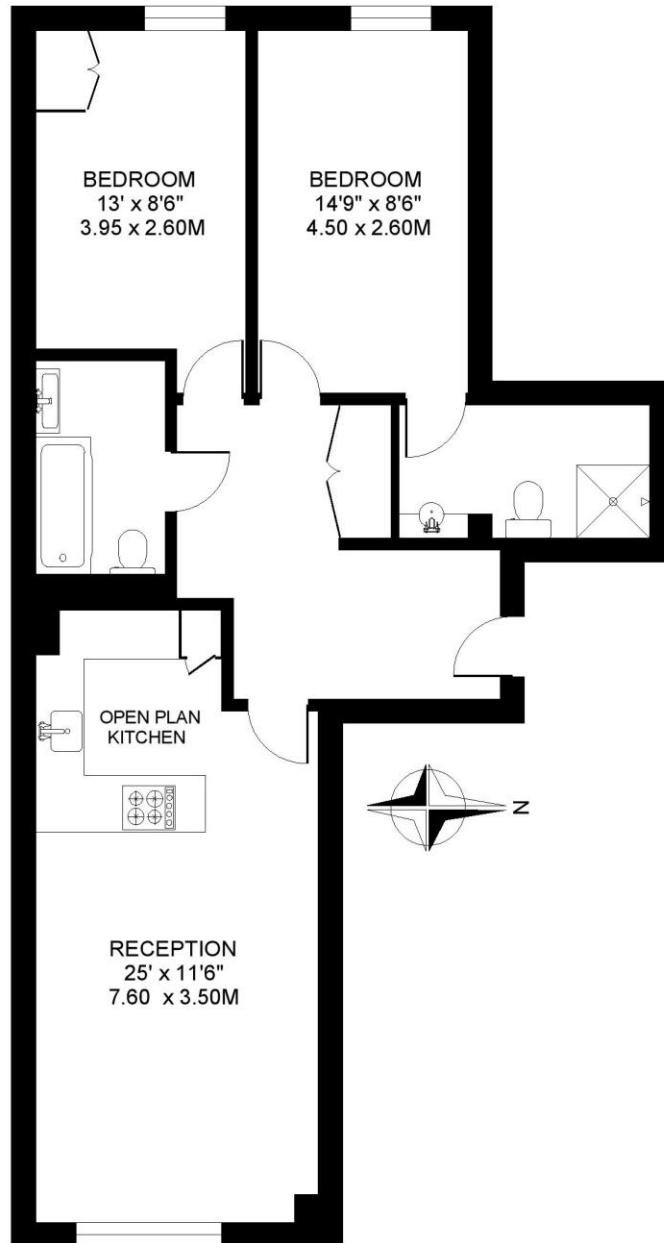
Kennington Underground Station (Northern Line – both branches) is approximately 450 meters away. Vauxhall Overground/Underground Station is approximately 970 meters away. The area is also well served by a frequent bus service into Central London.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	79	83
(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	



CITY LIGHTS COURT. SE11
2 BEDROOM FLAT

Approximate gross floor area
770 SQ.FT. / 71.5 SQ.M.



SECOND FLOOR

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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