

Sullivan Road, Kennington, London, SE11

£1,325,000 Freehold

A fantastic opportunity to acquire a well laid out, four-bedroom, Georgian terraced house in Kennington's hugely desirable Walcot conservation area.

LOCATION

Sullivan Road is located just off Walcot Square and neighbours St. Mary's Gardens. The property is just a stone's throw away from bars, restaurants, shops and further delights offered at Kennington Cross. The Imperial War Museum is also a short walk from the property.

DESCRIPTION

The house has been refurbished to an excellent standard by the current owners and you can really notice the care and thought that has gone into it.

You enter the house from street level and into a stunning open plan space. This has wooden-style Amtico flooring throughout, and it has been cleverly designed to have separate areas within the space. To the front of the house there is a sitting area with a log burner and a sash window onto the quiet street. Situated in the middle is the dining space, which is large enough for a table that seats eight people. To the rear is the recently installed Devol kitchen, with marble worktops and dark units with plenty of storage and shelf space. There is also a wonderful island, which makes a fantastic breakfast bar.

The garden to the rear is accessed through bi-folding doors off the kitchen. It has mature shrubs and trees in raised planters and enough space for a table and chairs for alfresco dining.

As you walk up the stairs to the first floor you will find the large family bathroom to the rear, which has a roll top bath, w/c and sink. In the middle of this floor is a double bedroom, which is currently being used as a study and comes with bespoke built-in bookshelf, cupboards, and a desk. The bedroom to the front of the house is a large double, with two sash windows to the front. There is currently a built-in bunk bed, perfect for a children's room.

The second floor comprises the principal bedroom, with an open plan bathroom equipped with a large bath, separate walk-in shower, w/c and sink. There are built-in wardrobes and two sash windows to the front and one at the rear giving dual aspect but also making this room incredibly bright.

Lastly the top floor comprises a large bedroom with an en-suite bathroom equipped with a walk-in shower, sink and w/c.

Parking – Residence permit available.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - Nil

Ground Rent - Nil

Council Tax Band - F

UTILITIES

Electricity – mains connected

Gas – Mains connected

Water – mains connected

Heating – Gas central heating

Sewerage – mains connected

Broadband – Superfast Fibre

LOCAL AUTHORITY

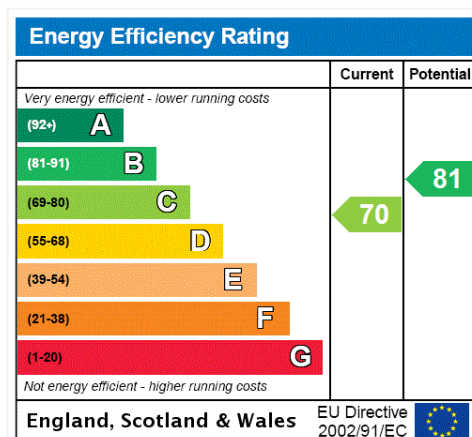
Lambeth

TENURE

Freehold

DIRECTIONS

Elephant and Castle Station (National Rail, Northern & Bakerloo Lines) is approximately 0.5 miles away and Kennington Underground Station (Northern Line – both branches) is approximately 0.6 miles away. As an alternative method of transport, there are also Santander Cycle Docking Stations close by.





SULLIVAN ROAD. SE11
4 BEDROOM HOUSE

Approximate gross floor area
1548 SQ.FT / 143.8 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.

Copyright: These plans should not be reproduced by any other person, without permission.
Floorplan produced for Winkworth by Floorplanners 07801 228850

Kennington | 020 7587 0600 | kennington@winkworth.co.uk