

Vanbrugh Court, Wincott Street, London, SE11

£425,000 Leasehold

A bright and spacious one bedroom flat with a private balcony, situated on the second floor of this wonderfully maintained purpose-built block, ideally located in Kennington. EPC Rating C

LOCATION

You will find Vanbrugh Court on the corner of Wincott Street and Gilbert Road. Kennington Cross is a stones throw away providing an abundance of local amenities. Kennington tube is a short walk away whilst The Cut is well within reach, a bustling area with restaurants, bars and cafes.

DESCRIPTION

Entering the flat on the second floor and into the hallway. Opposite you will find large storage cupboards.

The large reception space is found at the front of the flat. The near floor to ceiling windows fill the space with natural light. There is plenty of room for both a large seating area to unwind, and further space for a dining table. Access to the private balcony is through the reception room - a great place to sit and enjoy the sunnier days.

Adjoining is the charming kitchen, finished well with wooden work surfaces and a tiled splashback. You will find an oven, gas hob with extractor, washing machine, dishwasher and space for a large fridge.

Back into the main hallway, the bathroom sits between the reception and bedroom. The bathroom is tiled throughout and houses a bath with overhead shower, sink, heated towel rack and a W/C.

The other side of the bathroom is the generous bedroom. A great size suitable for a large double or king-sized bed. There is large built in cupboard space and the window overlooks the lovely courtyard.

Vanbrugh Court has beautifully maintained communal gardens, which can be enjoyed by all the residents.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £2,537 per annum (inc building insurance and reserve fund)

Ground Rent - £35 per annum

Council tax band - C

PARKING

Residents permit through Lambeth Council

UTILITIES

Gas – mains connected

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – superfast fibre available

LOCAL AUTHORITY

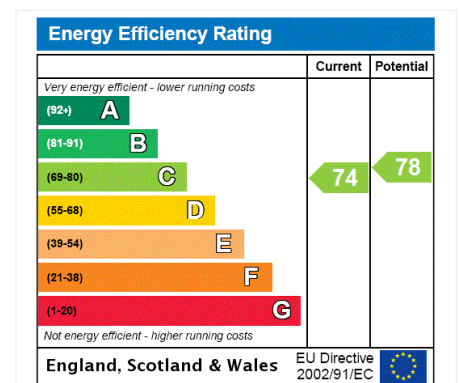
Lambeth Council

TENURE

Leasehold - 159 years from 25 March 1973

DIRECTIONS

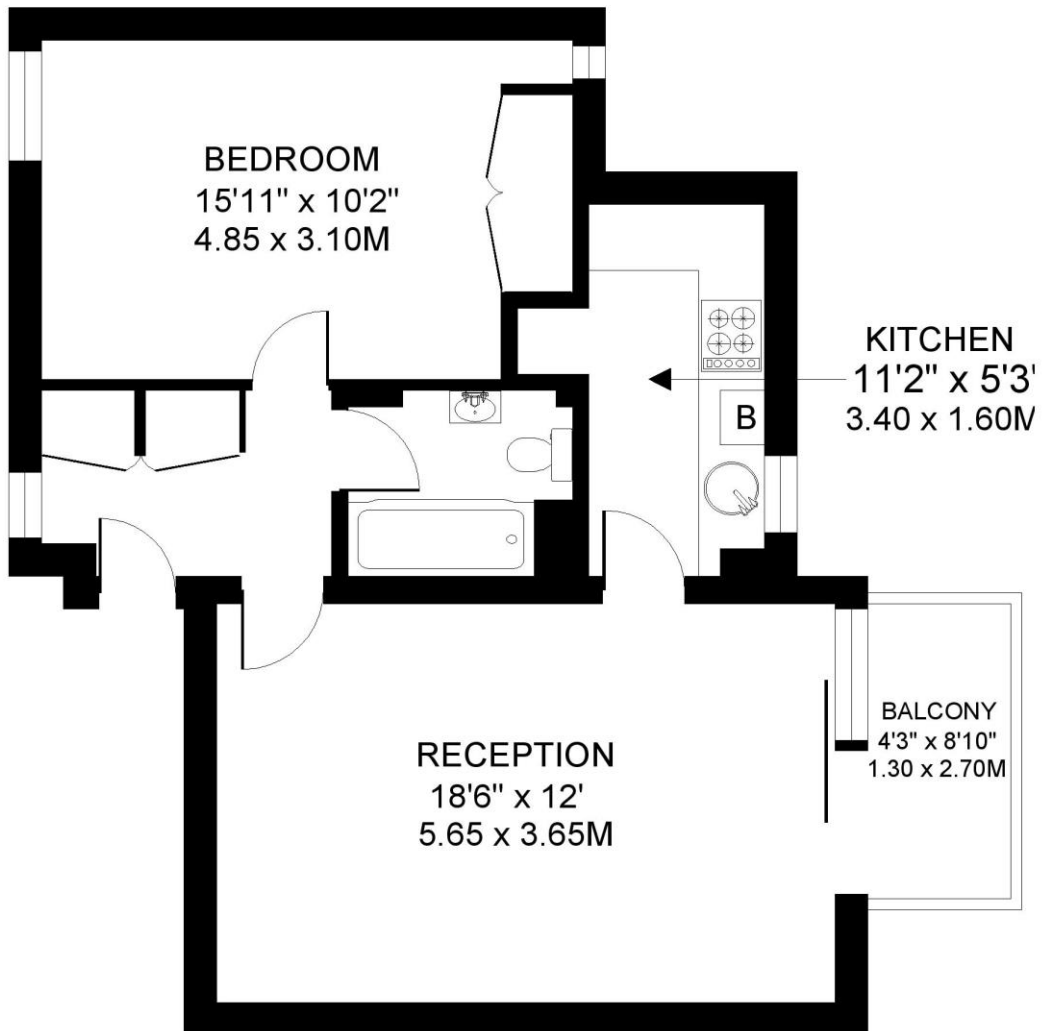
Kennington Station (both branches of the Northern Line) is approximately 0.4 miles away. Lambeth North Station (Bakerloo Line) is approximately 0.6 miles away. Alternatively, Kennington Lane and Kennington Road provide frequent bus services into Central London.





VANBRUGH COURT. SE11
1 BEDROOM FLAT

Approximate gross floor area
554 SQ.FT / 51.4 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. Copyright: These plans should not be reproduced by any other person, without permission. Floorplan produced for Winkworth by Floorplanners 07801 228850

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