



Montford Place, London, SE11

£1,200,000 Freehold

An impressive three-bedroom, Grade II Listed, Georgian family house, set over three floors, in the heart of Kennington and within the Kennington conservation area. This beautiful house has a south-facing garden and plenty of natural light spanning almost 1100 SQ/FT. EPC rating C.

Winkworth

LOCATION

Montford Place is situated just off Kennington Road and Kennington Green on a quiet street with attractive terraced housing. The Kia Oval is in proximity, together with various coffee shops, bars and restaurants on Kennington Road. The property is situated on the doorstep of the new exciting Oval Village.

DESCRIPTION

Enter the house on the ground floor and immediately you are presented with a sizeable double reception and downstairs W.C. At the front of the house, there is a sitting room with a beautiful tall pair of timber sash windows and ample space to accommodate furniture. Behind sits the dining room offering plenty of entertaining space with room for a family dining table and chairs. French doors offer pretty views and direct access to the garden.

At the rear, there is the kitchen which is lovely and bright thanks to the many windows. The family kitchen offers an abundance of storage as well as a dishwasher and electric fan-powered oven and gas hob. The kitchen also has space to accommodate a kitchen table. Behind sits an additional shower room.

Upstairs on the first floor, you will find the master bedroom at the front which spans the full width of the house. There's built in storage and two beautiful floor to ceiling windows overlooking the quiet street below. Behind sits the modern family bathroom at the rear of the first floor and offers a bath with overhead shower, sink, towel rail and W.C. with an abundance of storage for a washing machine and dryer.

On the second floor, there are two further bedrooms. The first of which is found at the front and is both spacious and bright with plenty of built in storage and space for a king-size bed. Behind sits a smaller third bedroom which provides space for a double bed and desk.

Access to the rear south facing garden is granted via the French doors of the dining room and the kitchen. Nearest the house is the paved patio area with mature garden beds running down both sides of the garden and an outside shed at the very rear. The garden provides excellent entertainment during the warmer months of the year.

PARKING

Permit parking

UTILITIES

Electricity – mains connected
Gas – mains connected
Water – mains connected
Heating – gas central heating
Sewerage – mains connected
Broadband – Ultrafast

LOCAL AUTHORITY

Lambeth
Council Tax Band F

TENURE

Freehold

DIRECTIONS

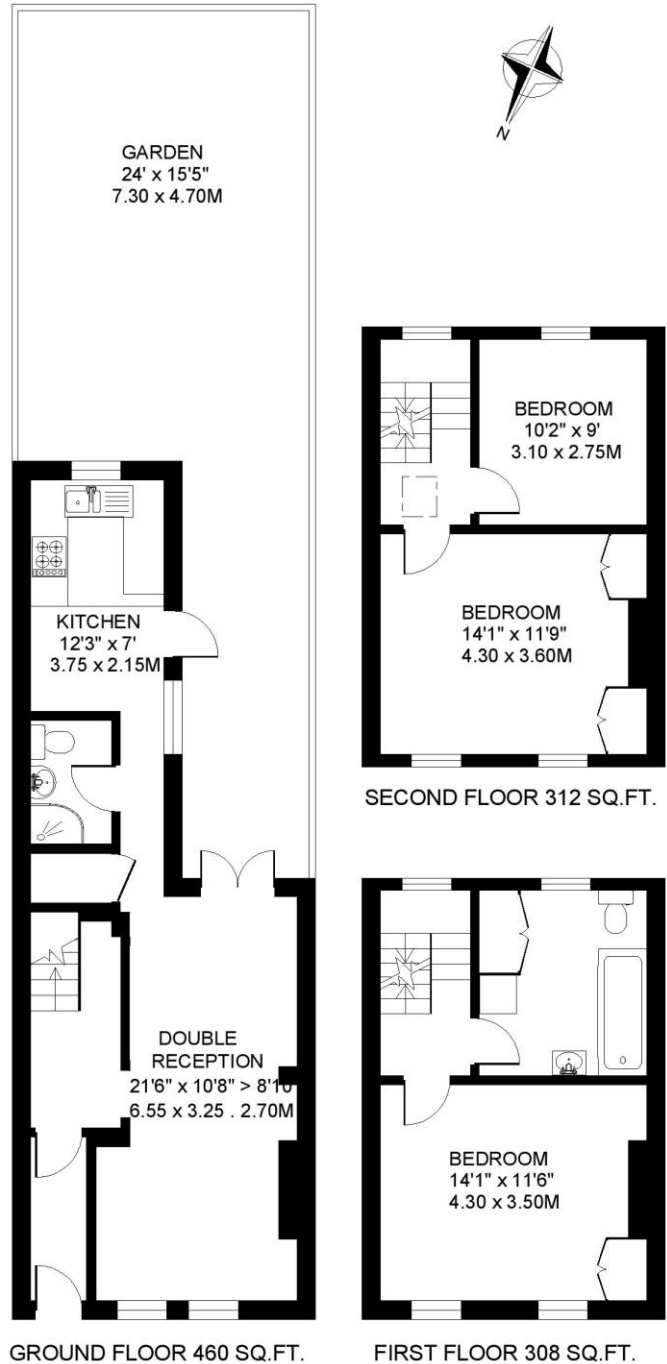
Kennington Underground Station (Northern Line – both branches) is approximately 760m away. Vauxhall Bridge and Station (National Rail, Victoria Line & Bus Terminal) is approximately 820m away. The area is also well served by a frequent bus service into Central London.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MONTFORD PLACE . SE11
3 BEDROOM HOUSE

Approximate gross floor area
1080 SQ.FT / 100.3 SQ.M.



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