

Kennington Park Road, London, SE11

£750,000 Share of Freehold

Stunning Grade II listed two-bedroom flat brimming with period features. This lateral conversion provides an excellent space and a unique design, finished to an excellent standard. EPC Rating C.

LOCATION

You'll find the property on Kennington Park Road, moments away from Kennington Underground Station and a short walk to Kennington Park. Located in the heart of Kennington, you are a stones throw away from local amenities and restaurants.

DESCRIPTION

Entering on the ground floor, and on your left is a beautiful reception room. You will notice the charming wood flooring and period features, such as cornicing, a fireplace and incredible curved bay windows making the room exceptionally bright.

To the front of the flat is the dining room, filled with natural light courtesy of the open plan layout. An excellent space to entertain guests and suitable for a large dining table.

You can access the kitchen from the dining room. The kitchen is well equipped and has plenty of space with great workspace and storage.

Crossing into the other side of the flat, the main bedroom is to the rear. A very generously sized bedroom, suitable for a king-sized bed. You'll find excellent built in cupboard space, with the curved bay windows again as a prominent feature.

The bathroom splits the two bedrooms and is finished to a high standard. Tiled throughout, the bathroom houses a walk-in shower, sink with mirror above and a W.C.

The second bedroom is well-sized with space for a double bed and storage.

LOCAL AUTHORITY


Southwark Council, London
Council Tax Band E

TENURE

Share of Freehold - underlying lease term of 999 years from 25 December 1970
Ground rent: A peppercorn
Service charge: tbc

DIRECTIONS

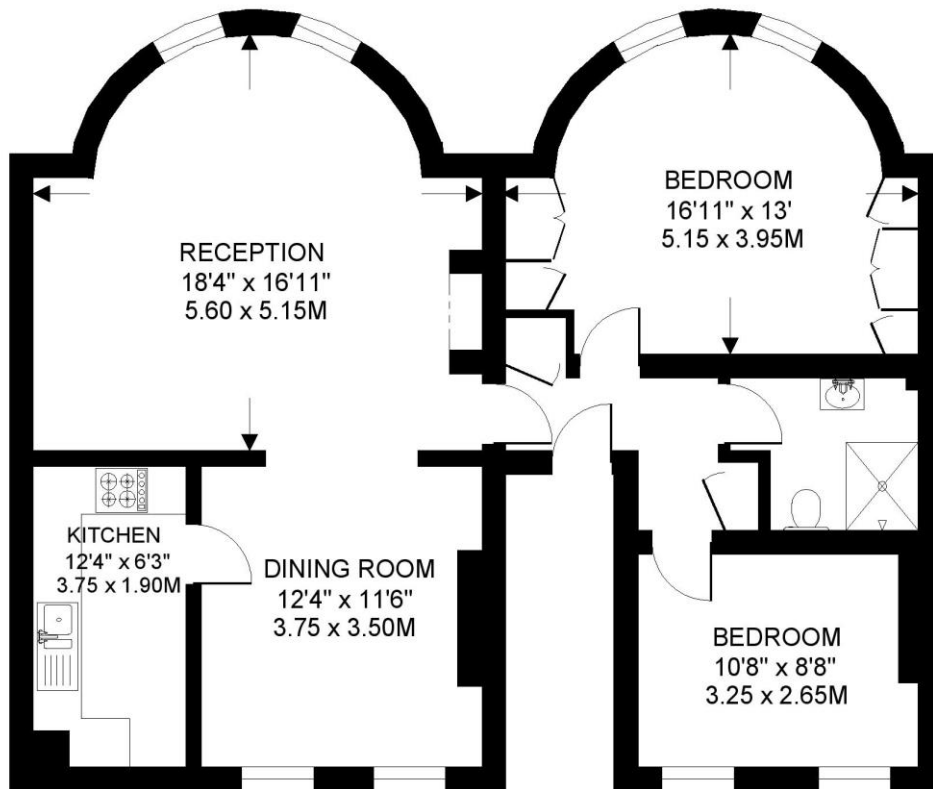
Kennington Underground Station (Northern Line – both branches) is approximately 0.2 miles away. Elephant & Castle Underground & Overground Stations (National Rail, Northern and Bakerloo Line) are approximately 0.7 miles away. Kennington Park Road is also well served by a frequent bus service to the City and beyond.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	82
(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	



KENNINGTON PARK ROAD SE11
2 BEDROOM FLAT

Approximate gross floor area
910 SQ.FT. / 84.5 SQ.M.



GROUND 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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