

Cleaver Street, SE11

£499,950 *Leasehold*

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A fantastic opportunity to acquire a charming and well-presented split-level two-bedroom flat in a purpose-built block situated just off Cleaver Square. EPC rating C

KEY FEATURES

- Situated just off the famous Cleaver Square
- Excellent transport links
- Well-presented
- Modern, well equipped kitchen





Kennington

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DESCRIPTION

Situated across the first and second floors of a purpose-built block, this well-presented flat offers a thoughtful balance of space, practicality, and modern living.

The property comprises a bright reception room, a well-sized kitchen, two double bedrooms, a bathroom, and a separate W.C.

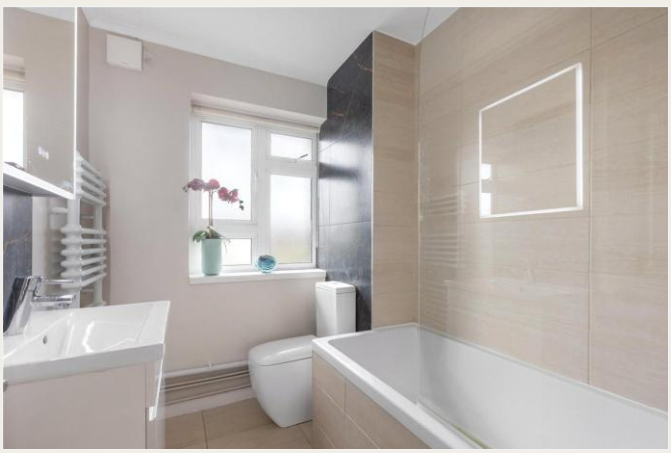
You are welcomed by a spacious hallway with a full-height storage cupboard, ideal for use as a utility space.
From here, the hallway leads to the reception room and kitchen. The reception room is filled with natural light thanks to floor-to-ceiling windows and a Juliet balcony, and has ample space for a sofa, dining table, and other freestanding furniture.

The adjoining kitchen is well-equipped with two ovens, a gas hob with extractor fan, integrated fridge freezer, dishwasher, and generous worktop space. This floor is further complemented by a convenient W.C.

Upstairs, you'll find two double bedrooms, both with useful in-built storage and space for additional freestanding furniture. They are served by a family bathroom fitted with a shower over a bath and a wash basin.

A further storage cupboard on the landing provides space for a washing machine, keeping the layout practical and functional.







MATERIAL INFO

Tenure: Leasehold

Term: From and including 1 June 2023 to and including 29 June2201 (174 years and 11 months)

Service Charge: £2,438 per annum

Ground Rent: Nil

Local Authority: Lambeth

Council Tax Band: B

EPC rating: C

PARKING
Off-street parking is available from Lambeth Council as well as on-street parking permit from Lambeth Council

UTILITIES
Electricity – Mains
Water – Mains
Heating – Gas
Sewerage – Mains
Broadband – Ultrafast broadband

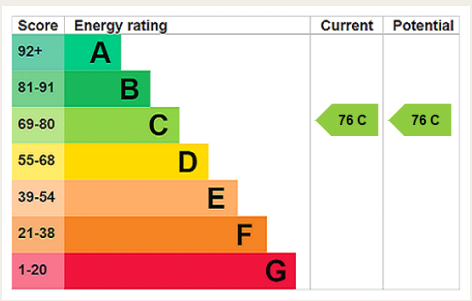
LOCATION

Broadgates Court is located on Cleaver Street which runs between Kennington Cross and Cleaver Square. Cleaver Square is a pretty, tree-lined idyllic square set in the heart of Kennington, between Kennington Park Road and Lane.

DIRECTIONS

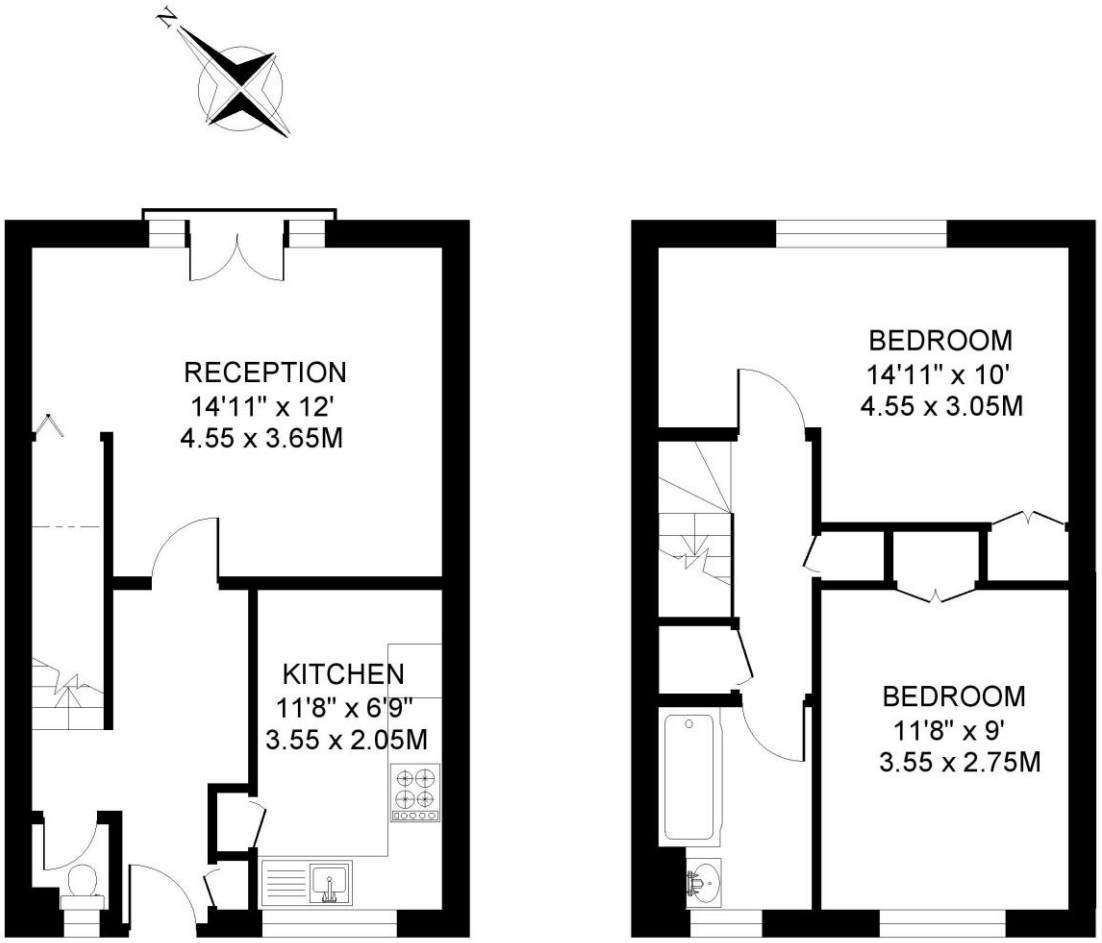
Kennington Underground Station (Northern Line) is approximately 0.3 km away. Elephant and Castle Overground/Underground Station (National Rail, Bakerloo and Northern Line) is approximately 1.1 km away.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



BROAD GATES COURT SE11
2 BEDROOM FLAT

Approximate gross floor area
717 SQ.FT / 66.6 SQ.M.



FIRST FLOOR 359 SQ.FT.

SECOND FLOOR 358 SQ.FT.

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