

Seaton Close, SE11

£349,950 *Leasehold*

1 1 1

A great opportunity to acquire a bright, well-proportioned one-bedroom flat with a private entrance and spacious patio garden in central Kennington. EPC rating C

KEY FEATURES

- Private patio
- Excellent transport links
- Private entrance
- Ground floor





Kennington

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DESCRIPTION

Entered via a private front door, a handy entrance porch leads straight into a bright, generously proportioned open-plan kitchen, living, and dining room.

A large floor-to-ceiling window fills the space with natural light while maintaining privacy, offering ample room for a full living suite and dining table.

Finished to a high specification, the kitchen boasts a gas hob, oven, full-sized fridge-freezer, and a large central island with an inset sink and extensive counter space.

An inner hall features two large built-in storage cupboards, leading to a recently renovated bathroom with a full-sized bath, basin, and W.C.

The spacious double bedroom enjoys plenty of room for freestanding wardrobes and features a full-glazed door opening directly onto the rear patio.

The wonderful private patio garden has ample space for outdoor dining and lounge furniture and can also be access from the main reception room.







MATERIAL INFO

Tenure: Leasehold

Term: 125 years from 7 April 2014 (112 years and 5 months)

Service Charge: £6,472.94 per annum (including heating, hot water, gas and concierge)

Ground Rent: £10 per annum

Local Authority: Lambeth

Council Tax Band: B

EPC rating: C

PARKING
Annual resident parking permits for secure communal garage/ underground parking for residents.
Visitor parking permits available (circa £2 per day)

UTILITIES
Electricity – mains connected
Water – Communal Domestic Hot water
Heating – Communal Domestic Heating
Sewerage – mains connected
Broadband – Ultrafast Broadband

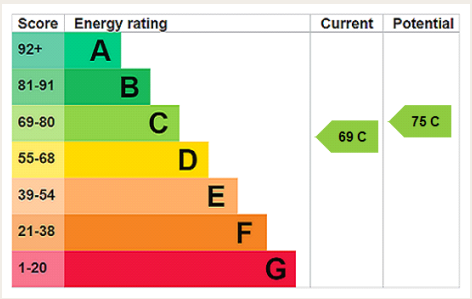
LOCATION

This property is ideally situated just 2 miles from central London, on the zone 1/2 border. Only a few short minutes' walk from Kennington tube station, this apartment is tucked away on a quiet cul-de-sac. A fantastic variety of local amenities such as restaurants, pubs and shops can be found close by. Kennington Park is a short walk away, with Elephant & Castle being ten minutes by foot. The new shopping centre at Elephant & Castle opened in November 2026, which brings M&S, an Everyman Cinema and other shops and eateries now only walking distance from the flat.

DIRECTIONS

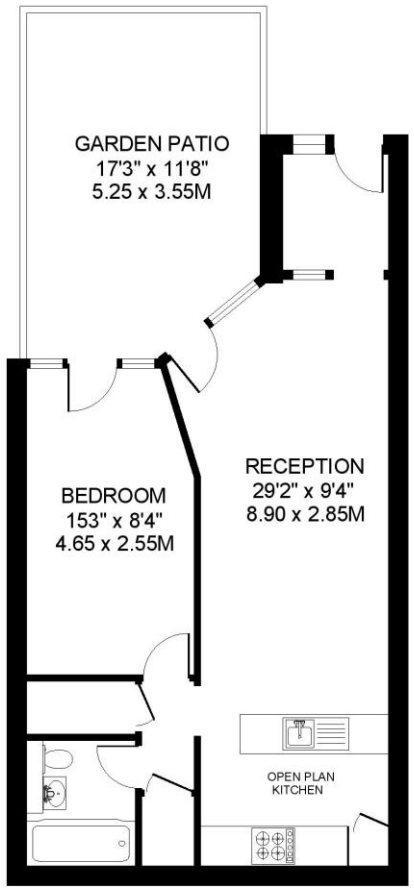
Kennington Underground Station (Northen Line) is approximately 0.1 miles away. National Rail services at Vauxhall Station are also in walking distance, taking approximately 15 minutes. The area is also well served by frequent bus service to the City and beyond.

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.



FALMOUTH HOUSE. SE11
1 BEDROOM FLAT

Approximate gross floor area
518 SQ.FT. / 48.1 SQ.M.



GROUND FLOOR

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