



Kennington Road, SE11

£260,000 *Leasehold*



A one-bedroom, fourth floor flat in need of renovation. Situated within a purpose-built block and ideally located in Kennington. This is a fantastic opportunity for someone to put their stamp on this property and create a wonderful flat. EPC rating C

KEY FEATURES

- Excellent transport links
- Great potential
- Central location
- Ideal for first-time-buyers



Kennington

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DESCRIPTION

Entering the flat on the fourth floor, to the right is the bathroom, with a bath and sink. There is also a separate W.C. adjacent.

Off the hallway there is a kitchen with a good amount of workspace and cupboards. There is also plenty of space for utilities; a sensible space just needing a cosmetic overhaul.

The reception room is a well sized room, suitable for a sofa and dining table.

The bedroom is accessed through the reception room.





MATERIAL INFO

Tenure: Leasehold

Term: a new 125 year lease (125 years and 0 months)

Service Charge: £2,340 per annum

Ground Rent: Nil

Local Authority: Lambeth

Council Tax Band: B

EPC rating: C

PARKING

On-street parking permit is available from Lambeth Council or estate parking available via Hyde Housing.

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – ultrafast broadband

LOCATION

Sherwin House is ideally located along Kennington Road, nestled between the bustling Kennington Park Road to the south and the vibrant Kennington Lane to the north. This prime location offers excellent connectivity and access to a plethora of local amenities.

DIRECTIONS

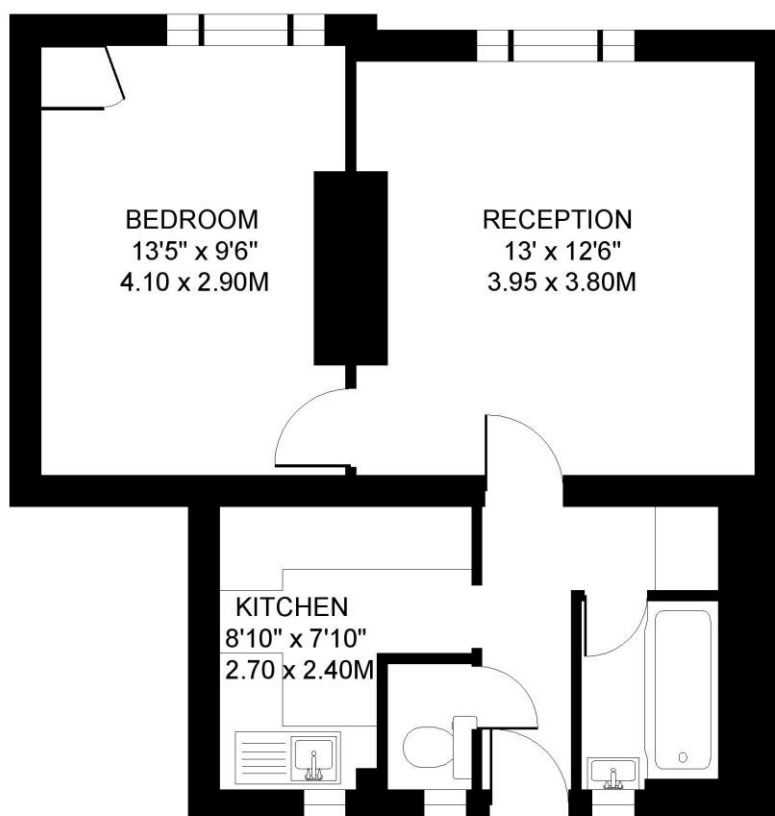
Oval Underground Station (Northern Line) is approximately 0.4 miles away. Kennington Underground Station (Northern Line) is 0.6 miles away. National Rail services and Victoria Line can be found at Vauxhall Station, which is approximately 0.7 miles away. Kennington Park Road is also well served with frequent bus services.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SHERWIN HOUSE. SE11
1 BEDROOM FLAT

Approximate gross floor area
447 SQ.FT / 41.5 SQ.M.



FOURTH FLOOR

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