



Vanbrugh Court, London, SE11

£549,950 *Leasehold*

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A fantastic opportunity to acquire a beautifully presented two-bedroom flat with a private South-west facing balcony, set on the ground floor of a purpose-built block. Situated within the congestion zone and just a stone's throw from the famous Imperial War Museum. EPC rating C

KEY FEATURES

- South-west facing balcony
- Fantastic location
- Good transport links
- Private block
- Central Kennington



Kennington

020 7587 0600 | kennington@winkworth.co.uk

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DESCRIPTION

The property is located on the ground floor, entering the flat you are greeted by a spacious hallway with two built-in wardrobes, the flat comprises two double bedrooms, a bathroom, a kitchen and living room with a private balcony.

Both bedrooms are spacious, with space for a double bed, a desk and additional storage. Built-in wardrobe storage is available in both rooms.

The bathroom is finished to a good standard and contains a shower over bath, W/C, sink with storage, and a heated towel rail.

Towards the rear of the property, you have the kitchen and living room. The kitchen has a granite worktop with plenty of space, integrated double oven and microwave, hob, fridge freezer, washer-dryer and dishwasher.

The living room is a great size with lots of natural light provided by windows on either side of the room. The balcony is located just off the living room and is perfect for relaxing during the warmer months of the year.





MATERIAL INFO

Tenure: Leasehold

Term: 159 years from 25 March 1976 (108 years and 5 months)

Service Charge: £3,625 per annum (including £733.50 Reserve Fund)

Ground Rent: £50 per annum (subject to increase)

Local Authority: Lambeth

Council Tax Band: D

EPC rating: C

PARKING

Permit on street parking available through Lambeth Council.

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – superfast broadband

LOCATION

Vanbrugh Court is situated on the corner of Wincott Street and Gilbert Road. All the amenities that Kennington Cross has to offer are just around the corner, providing restaurants, shops and pubs all in close proximity. Elephant & Castle is within reach, giving you access to the regenerated area.

DIRECTIONS

Kennington Station (both branches of the Northern Line) is approximately 0.4 miles away, providing access to the West End and Central London. Lambeth North Station (Bakerloo Line) is approximately 0.6 miles away. Vauxhall underground and train station is approximately 0.5 miles away and Waterloo station is approximately 1 mile away.

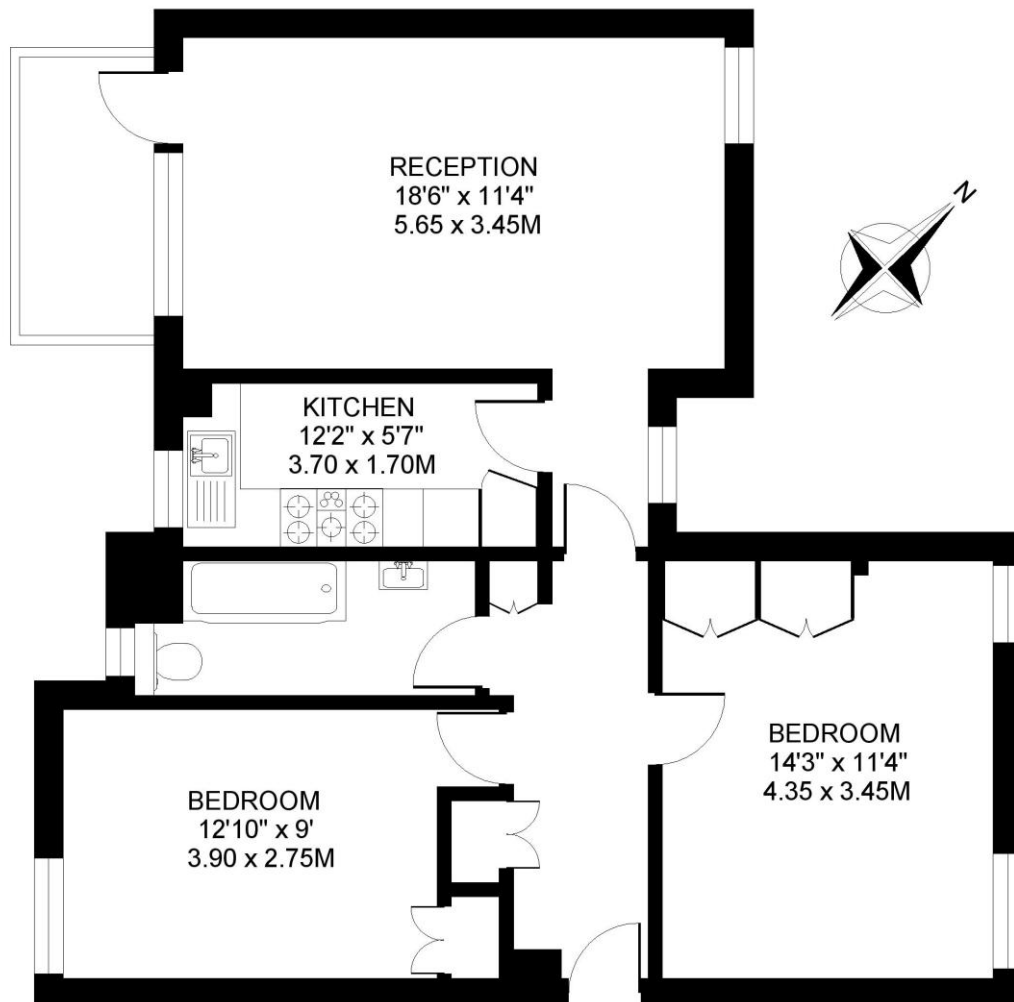
Both Kennington Lane and Kennington Road are well served by frequent bus services into Central London.

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	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VANBRUGH COURT. SE11
2 BEDROOM FLAT

Approximate gross floor area
752 SQ.FT / 69.9 SQ.M.



GROUND FLOOR

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