

Cleaver Square, Kennington, London, SE11

3 2 2

£1,575,000 *Freehold*

A rare opportunity to acquire a fantastic three bedroom Grade II listed Georgian house in need of some modernisation, with a conservatory leading out to the South West facing walled garden. The excellent position on Cleaver Square offers views onto one of the most attractive Squares in Kennington. EPC Exempt.

KEY FEATURES

- Great location
- South West facing garden
- 1,480 sq.ft
- Overlooking Cleaver Square





Kennington

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DESCRIPTION

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As you enter the house there's a spacious, attractive double reception room with a fireplace and solid wood flooring. From there down a few steps, you find a light Conservatory which makes a fantastic second reception. Beyond is a sunny and private South West facing walled garden.

The lower ground floor has a large open plan kitchen/diner with plenty of fitted cupboards and there is also a utility room to the rear with a shower and W.C. This floor also has a separate entrance from the front of the house via the lower ground floor with a front patio.

On the first floor is the principal bedroom with fitted cupboards and views of the Square and a large en-suite bathroom behind. There are two further bedrooms on the top floor, a large double at the front, overlooking the Square, with fitted wardrobes and a smaller double bedroom overlooking the garden.

The house requires some modernisation throughout.







MATERIAL INFO

Tenure: Freehold
Term: NA
Service Charge: NA
Ground Rent: NA
Local Authority: Lambeth
Council Tax Band: G
EPC rating: EPC Exempt

PARKING
Permit parking

UTILITIES
Electricity – mains connected
Gas – mains connected
Water – mains connected
Heating – gas central heating
Sewerage – mains connected
Broadband – Ultrafast

LOCATION

Cleaver Square is a charming Georgian Square located between Kennington Park Road and Kennington Cross. It's an unique location with an active and sociable residents association. Situated in a well preserved conservation area, and with just moments away from Kennington Underground Station. Conveniently located to the iconic Battersea Power Station development and within easy access to the City, Westminster and the Houses of Parliament.

DIRECTIONS

Kennington Underground (Northern line) is just a stone's throw away, approx. 0.8km. Elephant and Castle Underground Station (Bakerloo and Northern lines) is approx. 1.4km.

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.

CLEAVER SQUARE. SE11
3 BEDROOM HOUSE

1480 SQ.FT / 137.4 SQ.M.



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