



Kennington Lane, SE11

£699,950 *Share of Freehold*

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A beautifully presented three-bedroom apartment that comes with a secure parking space set within Imperial Court, one of Kennington's most impressive developments. EPC rating C

KEY FEATURES

- Large living space
- Gym, spa and porter service with gated/secure entrance
- Fantastic location
- Good transport links
- Secure building
- Secure underground parking



Kennington

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DESCRIPTION

Situated on the third floor, this spacious three-bedroom flat comprises three double bedrooms, a large reception room, kitchen, an en-suite and family bathroom.

The reception room is a fantastic size with plenty of space for any free-standing furniture you wish to have, as well as a large dining table and chairs. There are two windows that provide lots of natural light and really brighten up the space.

The kitchen is just off the living room and is a stylish set up with ample storage and countertop space, there is a gas oven and hob as well as space for a large fridge freezer.

The two larger bedrooms are both well sized doubles, the master bedroom benefits from an en-suite that contains a shower, w/c and sink.

The third bedroom is smaller but can still fit a double bed, this is currently being used as an office space.

The family bathroom contains a shower over bath, w/c and sink.





MATERIAL INFO

Tenure: Share of Freehold

Term: 999 Years from 25 December 1997 (970 years and 3 months)

Service Charge: £5,349 per annum

Some years there are requests for contributions to the sinking fund but for 2027 payments they are yet to be confirmed.

Ground Rent: £448 per annum (subject to increase)

Local Authority: Lambeth

Council Tax Band: G

EPC rating: C

PARKING

Secure off-street parking

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – TBC

Sewerage – mains connected

Broadband – Ultrafast

LOCATION

Imperial Court, built in 1836, was once the headquarters of the Navy, Army & Air Force Institute (NAAFI). The building is gated and is situated opposite the junction of Courtenay Street.

DIRECTIONS

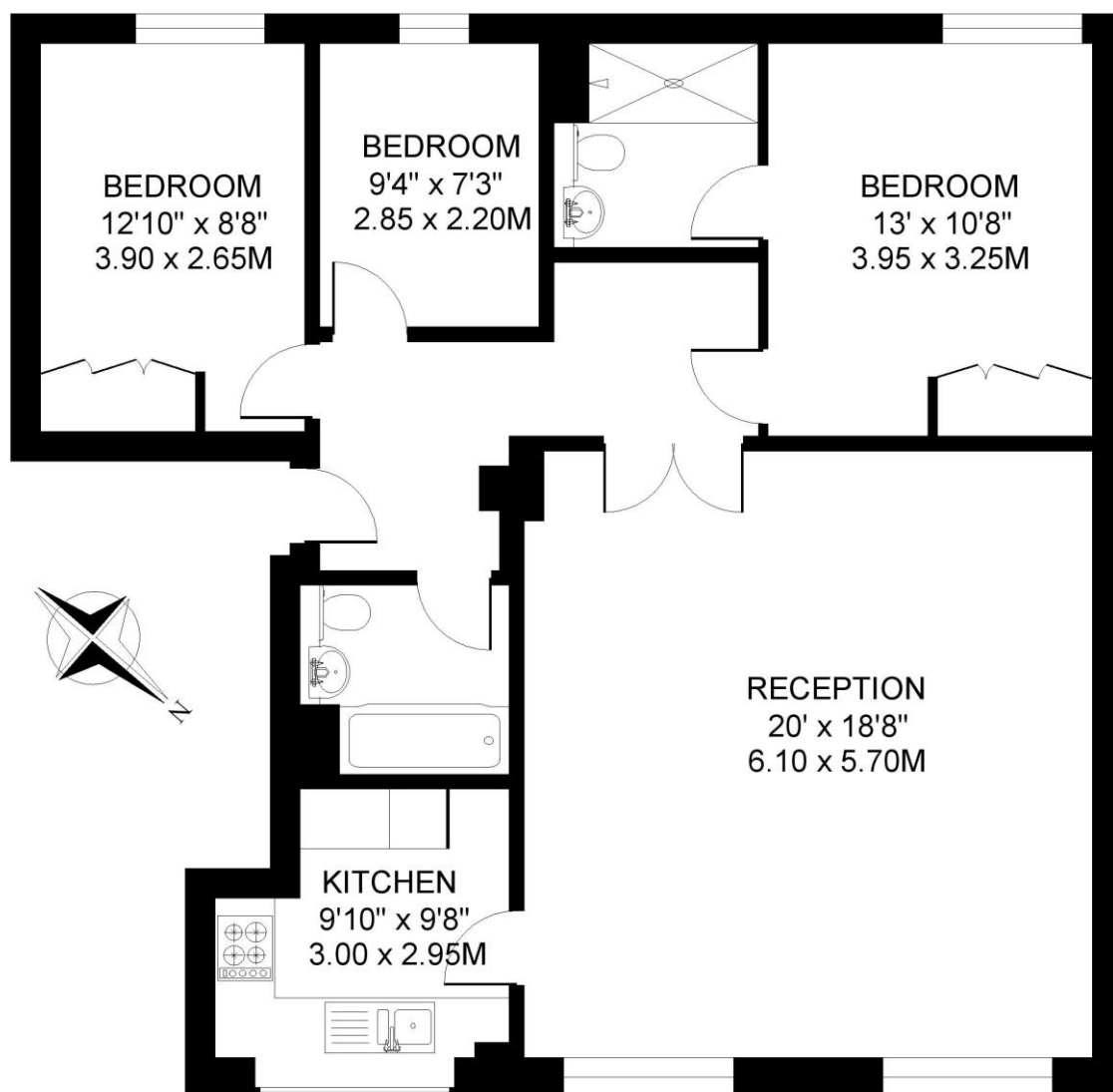
Kennington Underground Station (Northern Line) is approximately 0.4 miles away. Vauxhall Overground/Underground Stations (Victoria Line and National Rail) is approximately 0.4 miles away. The area is also well served by a frequent bus service into central London.

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	76 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPERIAL COURT. SE11
3 BEDROOM FLAT

Approximate gross floor area
1001 SQ.FT. / 92.9 SQ.M.



THIRD FLOOR

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