



Kennington Park Road, SE11

£649,950 *Leasehold*



A fantastic opportunity to acquire a well-presented and spacious two-bedroom, two-bathroom flat in the centre of Kennington on Kennington Park Road. The flat is found on the top floor of a charming Grade II Listed Georgian conversion with both underground and park very close by. EPC rating C

KEY FEATURES

- Bright & spacious
- In central Kennington close to pubs, restaurants and park
- Charming Georgian building
- Fantastic public transport links
- 780 SQ/FT



Kennington

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DESCRIPTION

Access the flat on the top floor of this period, charming Georgian conversion and you are welcomed by a long and inviting entrance hall with storage found on the right-hand side.

To the left you will find a magnificent bright and spacious open plan kitchen reception with engineered wooden flooring throughout, two charming sash windows to the rear, and multiple skylights above. There is also access to a void providing fantastic further storage. The modern kitchen is equipped with integrated appliances and is offered in brilliant condition.

Behind the reception sits the main bedroom which is equally bright and spacious and provides more than enough space to accommodate a king size bed with additional space reserved for further free-standing furniture.

Adjoined is a shower room en-suite which features a large walk-in shower, basin, heated towel rail and W.C.

Opposite is a generous second bedroom with similar views over Kennington Park Road. The modern family bathroom, located off the hallway, features bath with overhead shower, heated towel rail, basin and W.C.





MATERIAL INFO

Tenure: Leasehold

Term: 125 years from 29 July 2021 (119 years and 11 months)

Service Charge: £1,800 per annum

Ground Rent: £350 per annum

Local Authority: Southwark Council

Council Tax Band: E

EPC rating: C

PARKING

On street permit parking through Lambeth Council.

UTILITIES

Electricity – Mains connected

Water – Mains connected

Heating – Gas central heating

Sewerage – Mains connected

Broadband – Superfast broadband

LOCATION

Positioned moments away from Kennington Underground Station and just a short walk from Kennington Park, this property is in the heart of Kennington and close to amenities including restaurants, pubs and local supermarkets.

DIRECTIONS

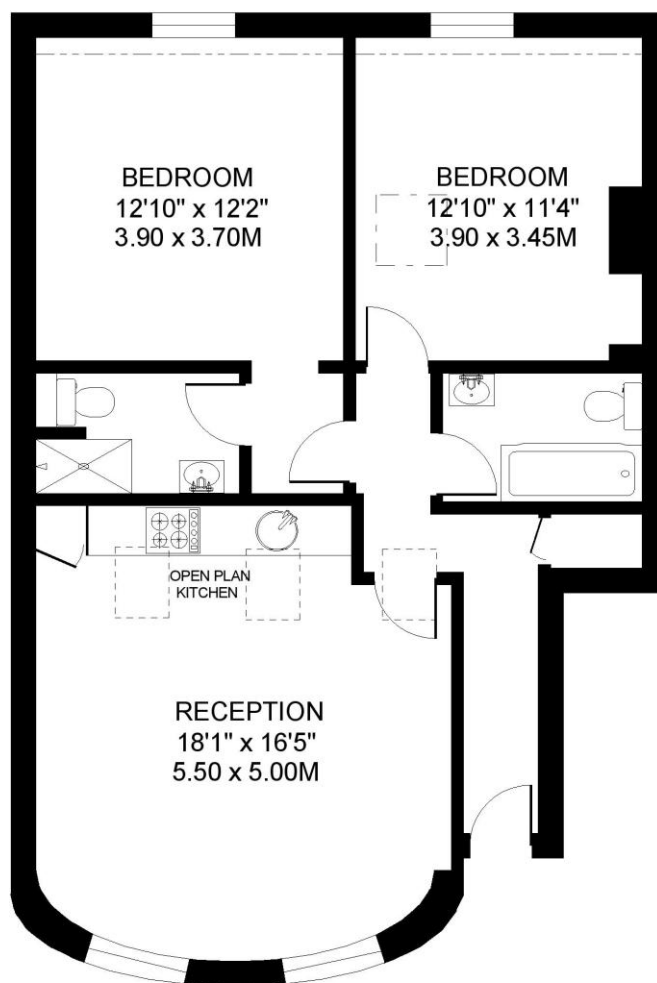
Kennington Underground Station (Northern Line-both branches) is approximately 0.1 miles away. Elephant & Castle Underground/Overground Station (National Rail, Northern and Bakerloo Line) is approximately 0.6 miles away. Kennington Park Road is also well served by a frequent bus service to the City, West End 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KENNINGTON PARK ROAD SE11
2 BEDROOM FLAT

Approximate gross floor area
780 SQ.FT / 72.4 SQ.M.



THIRD FLOOR

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