

Sharsted Street, SE17

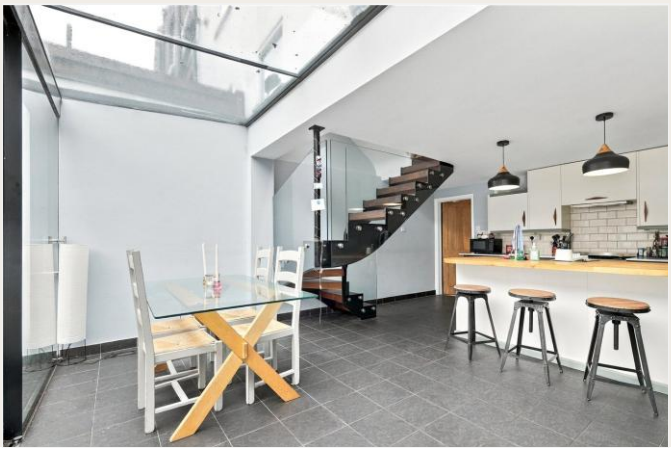
£1,350,000 *Freehold*

4 1 2

This charming four-bedroom Victorian terraced family home is located on a sought-after quiet residential street in Kennington, within proximity to both Kennington Underground Station, and Kennington Park. EPC rating D

KEY FEATURES

- Very close to Kennington Park
- A stones throw away from Kennington underground station
- Well proportioned
- Quiet street
- Large garden





Kennington

020 7587 0600 | kennington@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

Enter the raised ground floor through the front door into a hall, from which the staircase rises to the upper floors. The main room on this level is a very generous double reception with a bay window to the front. It runs back through the house, offering plenty of space for both seating and entertaining.

Stairs lead down to the lower ground floor, which has a large kitchen/dining room. A central island with a sink sits at the heart of the room, with a run of units along the side wall, and there is ample space for a dining table. Wide sliding doors open onto the rear garden. To the front is a large double bedroom with a bay window, reached from the kitchen/dining room, with a WC and basin off it. This room would also work well as a guest suite, home office or additional reception room.

On the first floor, the main bedroom is a large double with fitted wardrobes and has its own en suite shower room with WC and basin. To the rear, the family bathroom has a freestanding bath, a separate shower cubicle, WC and basin.

The second floor has two further bedrooms. The rear bedroom is a comfortable double, and the front bedroom is a slightly narrower but still well-proportioned room with windows overlooking the street.

Outside, the rear garden has a paved terrace directly off the kitchen and steps leading up to the garden beyond.







MATERIAL INFO

Tenure: Freehold
Term: NA
Service Charge: NA
Ground Rent: NA
Local Authority: Southwark Council
Council Tax Band: F
EPC rating: D

PARKING
On-street parking is available from Southwark Council

UTILITIES
Electricity – mains connected
Water – mains connected
Heating – gas central heating
Sewerage – mains connected
Broadband – ultrafast broadband

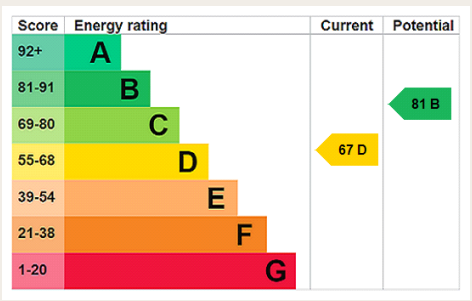
LOCATION

Sharsted Street is located between De Laune Street and Faunce Street, just a stones throw from both Kennington Park and Kennington underground station.

DIRECTIONS

Kennington Underground Station (Northern Line) is approximately 160 metres away and Oval Underground Station (Northern Line) is approximately 800 metres away. The area is well served by buses on Kennington Park Road.

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.



SHARSTED STREET. SE17
4 BEDROOM HOUSE

Approximate gross floor area
1620 SQ.FT. / 150.5 SQ.M.



Copyright: These plans should not be reproduced by any other person, without permission.
Floorplan produced for Winkworth by Floorplanners 07801 228850

Kennington
020 7587 0600 | kennington@winkworth.co.uk

Winkworth
for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.