



Kennington Lane, SE11

£705,000 *Leasehold*



A beautifully presented two-bedroom apartment set on the sixth floor of a modern new-build development on Kennington Lane. The property offers stylish contemporary living with bright interiors and excellent access to central London. EPC rating B

KEY FEATURES

- Sixth floor within a modern new-build development
- 24-hour concierge service
- Residents' gym
- Private balcony
- Excellent transport links



Kennington

020 7587 0600 | kennington@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

The apartment features a bright and spacious open-plan living and dining area, complemented by a modern fitted kitchen with integrated appliances and sleek cabinetry. Large windows allow for an abundance of natural light, creating a welcoming and comfortable living space ideal for both relaxing and entertaining. The living area also provides access to a private balcony, offering a pleasant outdoor space perfect for enjoying fresh air or morning coffee.

Both bedrooms are generously sized doubles, each benefiting from its own private ensuite bathroom, the master bedroom also has built in storage. Each room boasts floor to ceiling windows which really brightens up the room.

Residents of the development benefit from a range of excellent on-site amenities, including a fully equipped residents' gym and a 24-hour concierge service, ensuring both convenience and security.





MATERIAL INFO

Tenure: Leasehold

Term: 999 years (less 10 days) from 22 September 2020 (993 years and 6 months)

Service Charge: £5,255.64 per annum

Ground Rent: peppercorn

Local Authority: Lambeth

Council Tax Band: F

EPC rating: B

PARKING

No parking permit available from the Lambeth council

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – electric

Sewerage – mains connected

Broadband – Ultrafast broadband

LOCATION

Kennington Lane itself offers a variety of local shops, cafés, and restaurants, while the vibrant areas of Vauxhall, Kennington, and central London are all easily accessible.

DIRECTIONS

The apartment is ideally located for transport connections. Vauxhall Station is approximately 0.5 miles away (around a 12-minute walk), providing National Rail services as well as access to the London Underground. Oval Station is around 0.4 miles away (approximately an 8-minute walk), while Kennington Station is roughly 0.9 miles away (about a 20-minute walk), offering excellent connectivity across London.

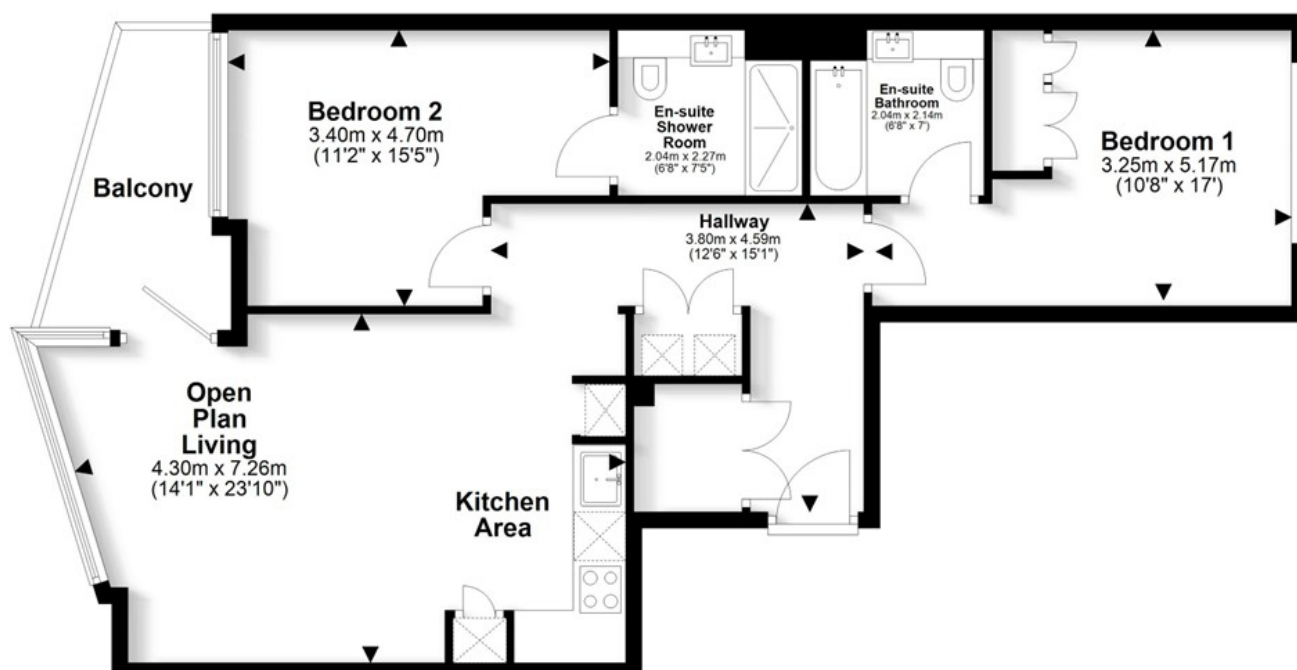
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Sixth Floor Apartment

Approx. 79.6 sq. metres (856.8 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser/tenant. The services, systems and appliances listed in this specification have not been tested by Oliver Rennalls or any representative of Oliver Rennalls and no guarantee as to their operating ability or their efficiency can be given. Copyright: Oliver Rennalls Date Prepared - January 2026

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.