

Clayton Street, SE11

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Offers in Excess of £300,000 *Leasehold*

A two-bedroom, third floor flat in need of full renovation. Situated within a purpose-built block and ideally located in Kennington. This is a fantastic opportunity for someone to put their stamp on this property and create a wonderful flat. EPC rating C.

KEY FEATURES

- Great potential
- Good transport links
- Next to Kennington Park
- 572 sqft





Kennington

020 7587 0600 | kennington@winkworth.co.uk

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DESCRIPTION

Upon entering the third-floor flat, the kitchen is immediately to your right. It offers a good amount of worktop and cupboard space, along with room for the necessary appliances. It is a practical space that would benefit from some cosmetic updating.

The hallway also provides access to the bathroom, which comprises a bath and wash basin, with a separate WC conveniently located next door.

The two double bedrooms sit either side of a spacious reception room. Both bedrooms are of a similar size, with plenty of room for double beds and additional freestanding storage.

The reception room is a well-proportioned space, with ample room for both a sofa and dining table, making it ideal for relaxing or entertaining.







MATERIAL INFO

Tenure: Leasehold
Term: A new 125 year lease (125 years and 0 months)
Service Charge: £2,207.46 per annum
Ground Rent: Nil
Local Authority: Lambeth
Council Tax Band: B
EPC rating: C

PARKING:

Parking permits are available through Lambeth Council or directly through Hyde Housing, subject to availability and on a first-come, first-served basis.

UTILITIES

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

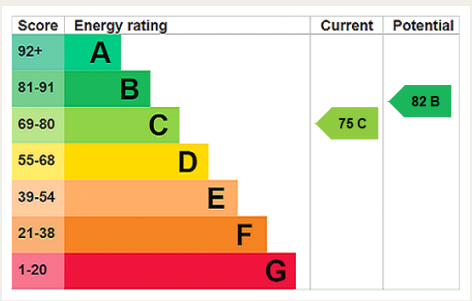
LOCATION

Hornby House is next to Kennington Park. Both Oval and Kennington are a stone's throw away providing a wide array of cafes, delis, shops and more.

DIRECTIONS

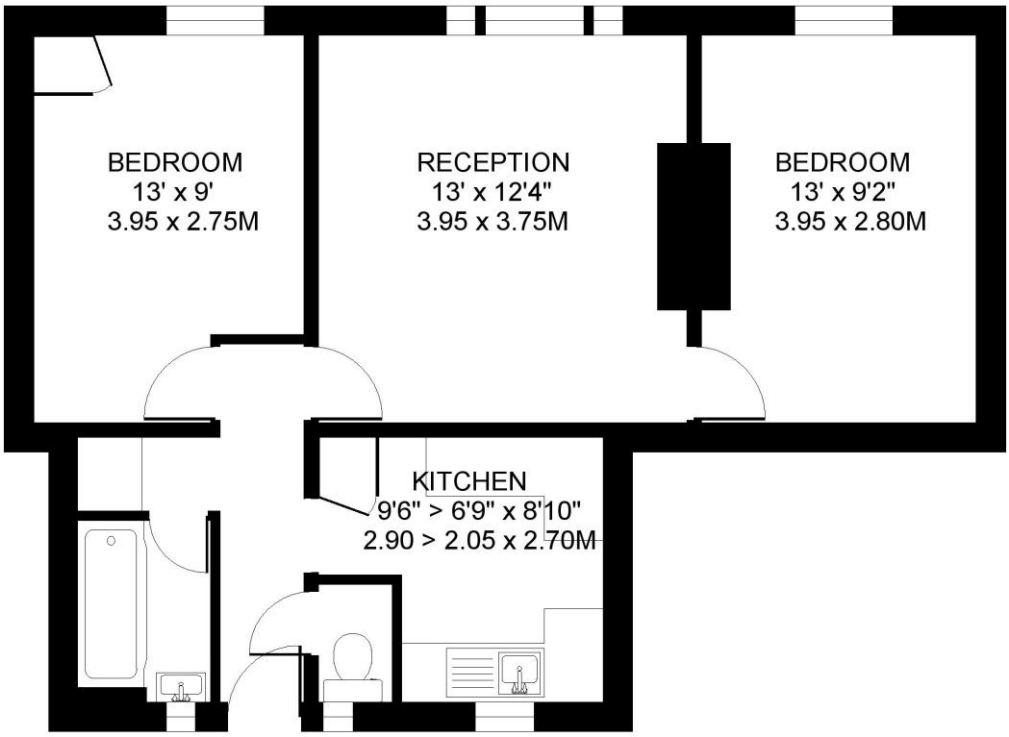
Oval Underground Station (Northern Line) is approximately 0.2 miles away. Kennington Underground Station (Northern Line) is a 10 minute walk away. National Rail services can be found at Vauxhall Station, which is approximately 0.7 miles away. Kennington Park Road is also well served with frequent bus services.

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.



HORNBY HOUSE. SE11
2 BEDROOM FLAT

Approximate gross floor area
572 SQ.FT / 53.1 SQ.M.



THIRD FLOOR

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