

Braganza Street, SE17

£575,000 *Leasehold*

2 | 1 | 2

A beautifully presented two-bedroom apartment set within a Victorian conversion, just moments away from Kennington Underground Station. EPC rating C

KEY FEATURES

- Large private garden
- Open plan living
- Excellent transport links





Kennington

020 7587 0600 | kennington@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

As you enter this property on the ground floor, you are greeted by a broad, welcoming hallway that serves as the central anchor of the home.

Directly to the left sits the first double bedroom—a wonderfully spacious room with ample layout options for freestanding wardrobes and furnishings.

Completing this space is an en-suite shower room, featuring a standalone shower, WC, and basin.

Following the hallway, integrated storage options maximize practical space before opening into the second double bedroom at the rear.

This generous room includes its own modern en-suite alongside direct access to a private patio, effortlessly extending the living space outdoors.

The highlight of this home is the spectacular open-plan living, dining, and kitchen area.

The kitchen is fully equipped kitchen featuring integrated appliances, a built-in fridge freezer, gas stove, breakfast bar, and abundant storage.

This room is flooded with natural light from overhead skylights, and full-width bi-fold doors that open onto a private patioed garden.







MATERIAL INFO

Tenure: Leasehold

A share of the freehold will be gifted to the leaseholders once both flats in the building have been sold.

Term: a new 999 year lease (999 years and 0 months)

Service Charge: approximately £395 per annum (building insurance only)

Ground Rent: Nil

Local Authority: Southwark

Council Tax Band: D

EPC rating: C

PARKING
Permit through the Southwark council

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

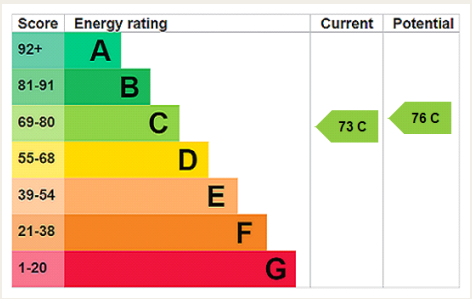
LOCATION

Braganza Street can be found off Kennington Park Road, starting at Kennington Underground Station. Excellent amenities can be found nearby, and the City and West End are easily reached by public transport.

DIRECTIONS

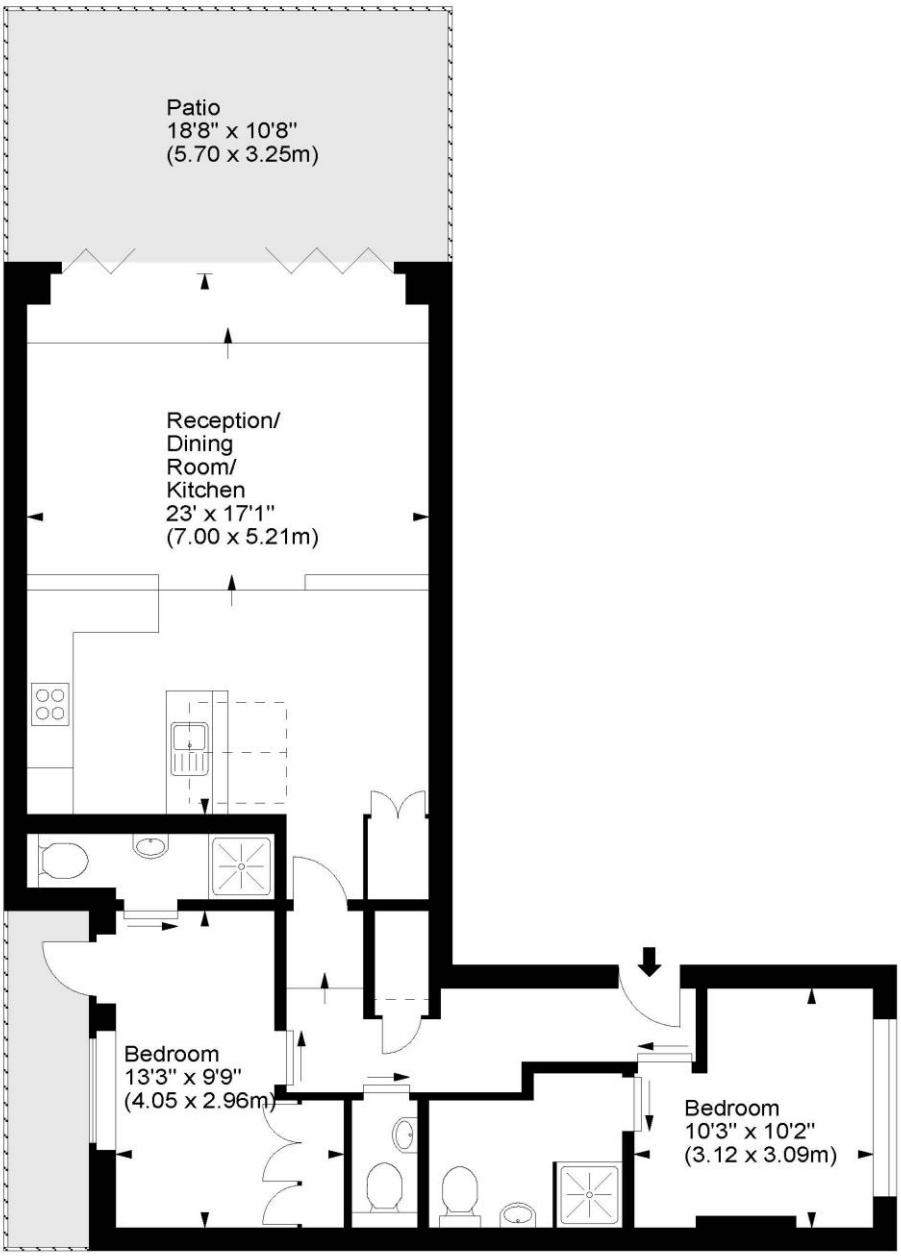
Kennington Underground Station (Northern Line) is a stones throw away (approximately 40 meters). Elephant and Castle Overground and Underground Stations (National Rail, Bakerloo and Northern Lines) are approximately 0.6 miles away.

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.



Braganza Street, SE17

Approx. Gross Internal Area
829 Sq Ft - 77.01 Sq M



Ground Floor

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
www.r3photography.co.uk © Photography / Floor Plans / Lease Plans / EPCs

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.