

Edmund House, Doddington Grove, London, SE17

£425,000 Leasehold

A well-finished two-bedroom split level flat, set on the third floor of this purpose-built development on Doddington Grove, and located only 400 meters from Kennington Underground Station. EPC rating D.

LOCATION

The property is located on Doddington Grove, a wide tree lined street, just off Braganza Street, which is just south of Kennington Park Road. Kennington Park is also just a short walk away.

DESCRIPTION

You enter the flat on the third floor and the accommodation is arranged to provide kitchen and bathroom with reception room towards the rear, and both bedrooms above. As you enter on the right, you will find the light and sizeable kitchen with an abundance of storage and worktop space, as well as an electric hob with oven below and extractor fan above, space for a fridge-freezer and washer machine.

Opposite the kitchen is the bathroom. The bathroom includes bath with overhead shower, W.C, sink with storage below and heated towel rail. At the end of the corridor, you will find the sitting room with shelving on one side of the chimney breast, beautiful wooden floorboards and an abundance of space for a large L-shaped sofa and coffee table. There is also space for a small dining table and chairs.

Continue up the stairs and you are greeted with two well-sized bedrooms. The larger of which is located straight ahead and again has the same wooden floorboards as downstairs, adequate space for a double bed, and free-standing storage. Next door is the second bedroom, with southwest facing aspects, and although ever so slightly smaller, still holds a double bed and plenty of free-standing storage.

The property is chain free.

LOCAL AUTHORITY

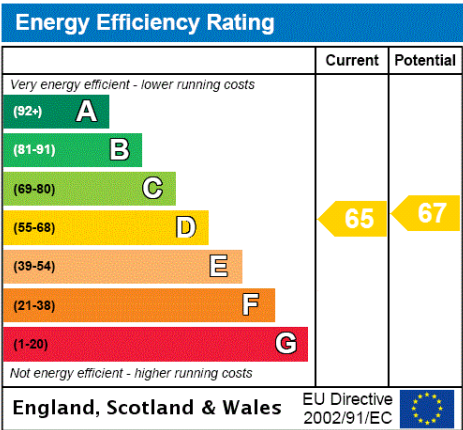
Southwark
Council Tax Band B

TENURE

Leasehold: 125 years from 14 April 2003
Ground rent: £10 per annum
Service charge: £1,300 per annum

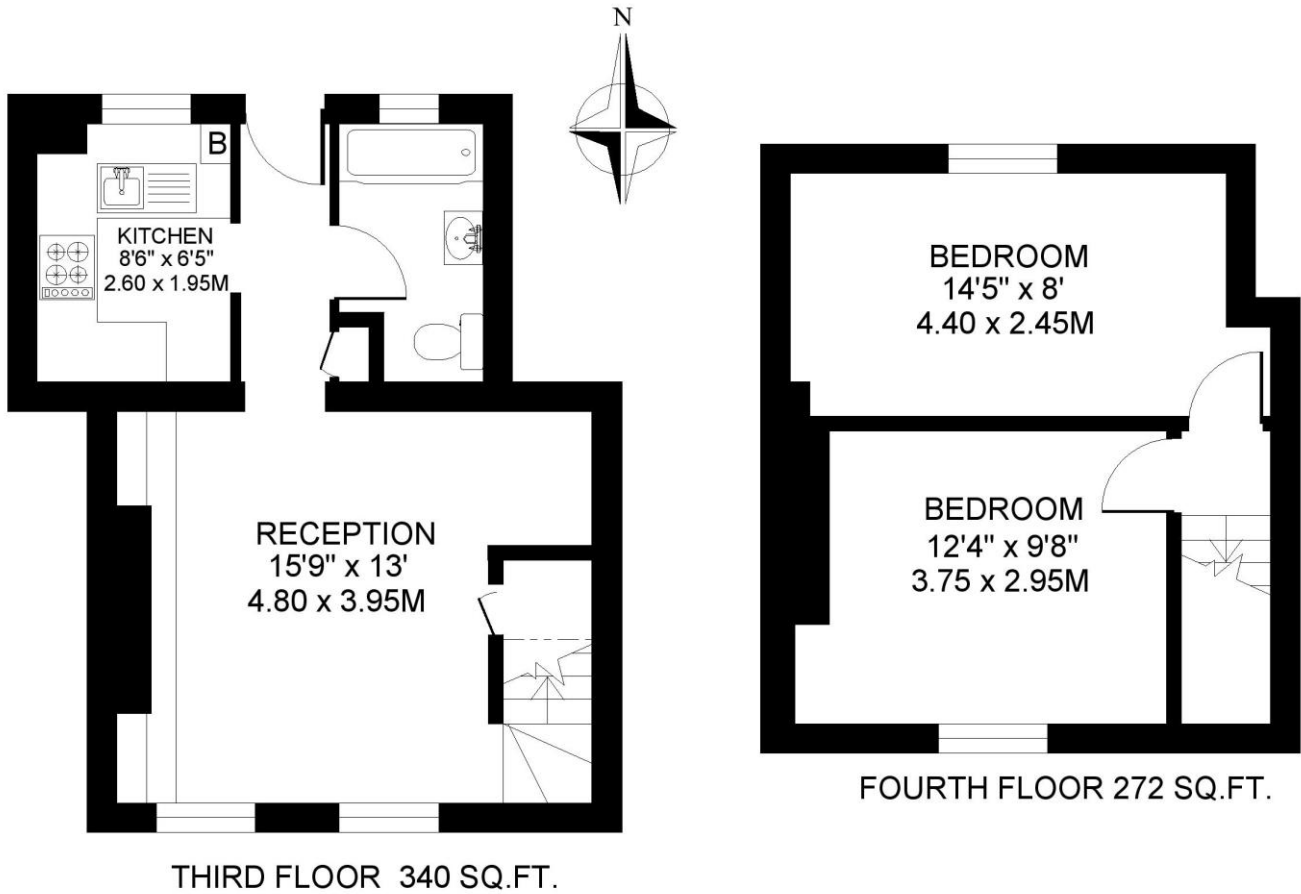
DIRECTIONS

Kennington Underground Station (Northern Line - both branches) is approximately 320 meters away. Kennington Park Road is also well served by a frequent bus service into Central London.





EDMUND HOUSE. SE11
2 BEDROOM FLAT
Approximate gross floor area
612 SQ.FT. / 56.8 SQ.M.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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