

Falmouth House, Seaton Close, London, SE11

£445,000 Leasehold

Winkworth are proud to present this extremely spacious (over 600 sqft) one-bedroom apartment with a large private terrace, only a stones throw from Kennington Station.

LOCATION

This first-floor apartment is ideally situated just 2 miles from central London, on the zone 1/2 border. Only a few short minutes' walk from Kennington tube station, this apartment is tucked away on a quiet cul-de-sac. A fantastic variety of local amenities such as restaurants, pubs and shops can be found close by. Kennington Park is a short walk away, with Elephant & Castle being ten minutes by foot.

DESCRIPTION

As you enter on the 1st floor you are greeted by a spacious hallway with a very large storage cupboard on your right. On your left is the bedroom, with the reception room and separate kitchen ahead of you. Off the hallway is the bathroom, and there are also two more large storage cupboards.

The bedroom is a great size with space for a double bed and free-standing storage. It also benefits from access out onto the terrace.

The kitchen has ample storage and worktop space, as well as an integrated gas hob with oven below and extractor fan above, space for a dishwasher and fridge/freezer, and additional free-standing storage.

The reception room offers lots of living space with views out onto the terrace owing to the large glass windows. There is plenty of space for a dining table and chairs, sofa, armchair, coffee table, and TV unit.

The bathroom contains a bath with overhead shower, W.C., sink with mirror above, and storage.

The terrace is a fantastic size, perfect for outdoor entertaining, and can easily accommodate outdoor seating, a BBQ, and space for potted plants.

LOCAL AUTHORITY

Lambeth

TENURE

Leasehold - 125 years from 21 August 2006 (107 years remaining)

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £3,515 per annum excluding domestic energy (heating, hot water, gas)

£4,585 per annum including domestic energy

Ground Rent - £10

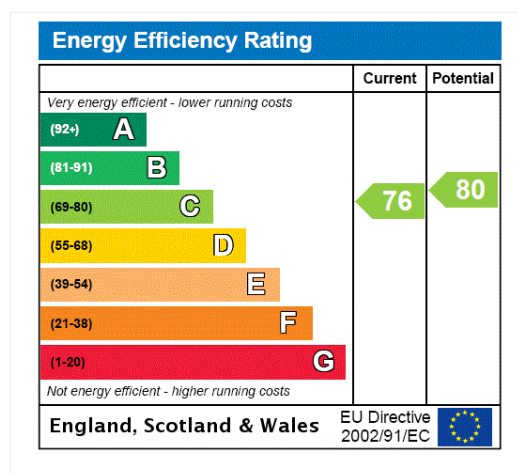
Council Tax Band – B

UTILITIES

Communal Domestic Heating, Communal Domestic Hot water, Communal Domestic Gas, Mains Electricity, Mains Sewerage and Super Fast Fibre Broadband

DIRECTIONS

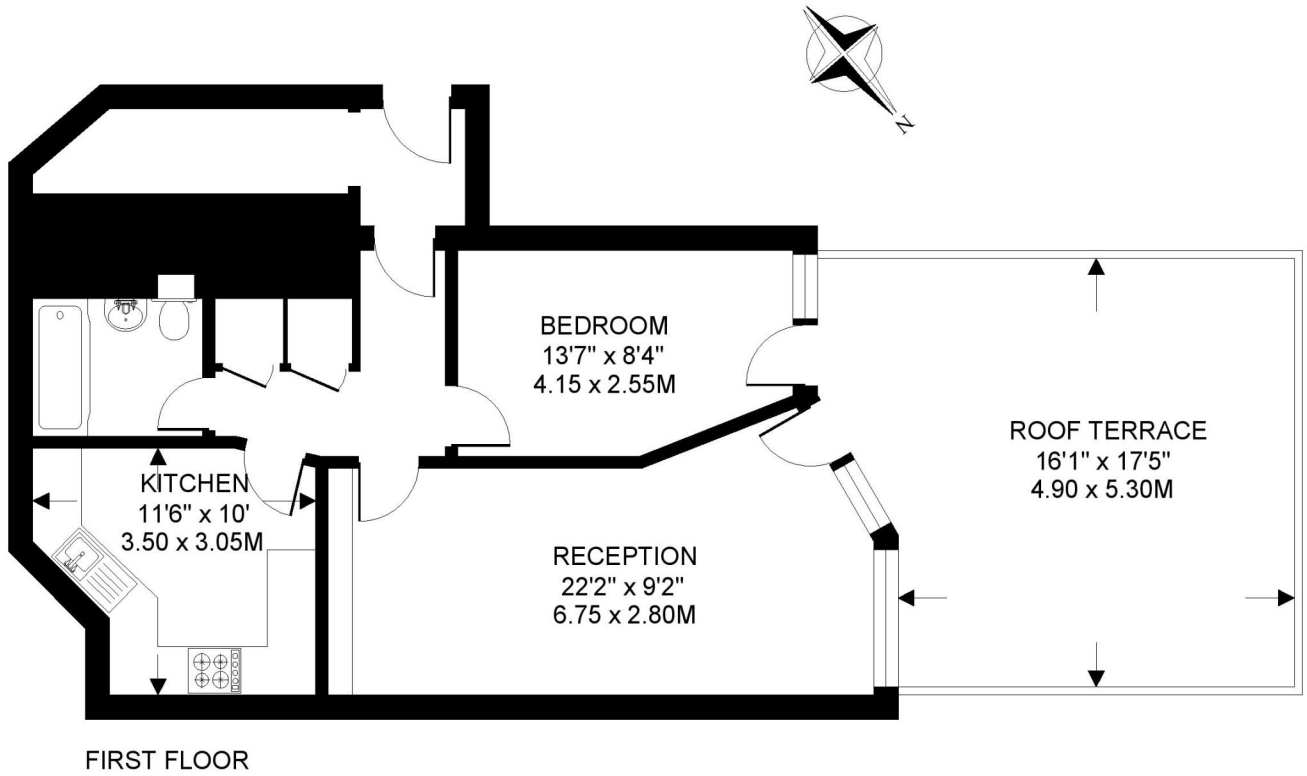
Kennington Underground Station (Northern Line) is just 0.1 miles away. National Rail services at Vauxhall Station is also in walking distance, taking just over 15 minutes. The area is also well served by frequent bus service to the City and beyond. The property is also connected via the CS7 cycle superhighway to the City of London and to Colliers Wood.





FALMOUTH HOUSE SE11
1 BEDROOM FLAT

Approximate gross floor area
611 SQ.FT. / 56.7 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.

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