



Monkton Street, SE11

£795,000 *Leasehold*



A rare opportunity to own a beautifully renovated home with private outdoor space and off street parking less than 1 mile from Westminster. EPC rating C.

KEY FEATURES

- Beautifully renovated throughout
- A rare private garden that can also provide secure off street parking
- A quiet residential setting moments from some of London's most iconic destinations
- Walking distance to Kennington and Lambeth North stations
- Excellent connectivity to the City, Westminster and the South Bank



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DESCRIPTION

Beautifully renovated throughout, this exceptional split level Victorian conversion offers a rare combination of style, space and practicality in one of Kennington's most sought after locations.

Set across two floors and extending to approximately 933 sq ft, the property feels more like a house than a flat, with a wonderfully flexible layout designed for modern living. At its heart is an impressive open plan kitchen, dining and reception space, ideal for both everyday life and entertaining. Bathed in natural light, the room flows seamlessly into a dedicated home office or creative workspace, perfect for hybrid working.

One of the property's standout features is the generous private garden, a rare oasis in Central London. Beautifully landscaped and low maintenance, it provides an ideal setting for outdoor dining, relaxing with friends, or secure off street parking when required.

The principal bedroom enjoys peaceful views over the garden and benefits from extensive built in storage and a stylish en suite shower room. A second double bedroom with built in storage and a well appointed family bathroom complete the accommodation.

Monkton Street is one of Kennington's most charming residential streets, moments from St Mary's Gardens and within easy reach of the South Bank, Westminster and Covent Garden. Excellent transport connections, independent cafés, restaurants and local amenities are all close by, offering the perfect balance between village atmosphere and central London living.





MATERIAL INFO

Tenure: Leasehold

Term: 125 years from 10 December 2008 (107 years and 6 months)

Service Charge: £903.54 per annum

Ground Rent: £100 per annum (to be increased to £200 per annum in 2033)

Local Authority: Lambeth

Council Tax Band: C

EPC rating: C

PARKING

Off street parking and permit from the Lambeth council.

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – ultrafast broadband

LOCATION

Monkton Street is located just off St. Mary's Gardens to the east side of Kennington Road and within the congestion zone. If location is paramount, then look no further as this charming road is approximately 1.1 miles to the Southbank, 1 mile to Westminster and a mere 0.7 miles to Covent Garden. The property is also well positioned for access to good local schools, shops, parks and amenities.

DIRECTIONS

Kennington Underground Station (Northern Line) is approximately 908 meters away. Lambeth North Underground (Bakerloo Line) is approximately 800 meters away. The area is well served by a frequent bus service into Central London and there are many Santander cycle docking stations nearby.

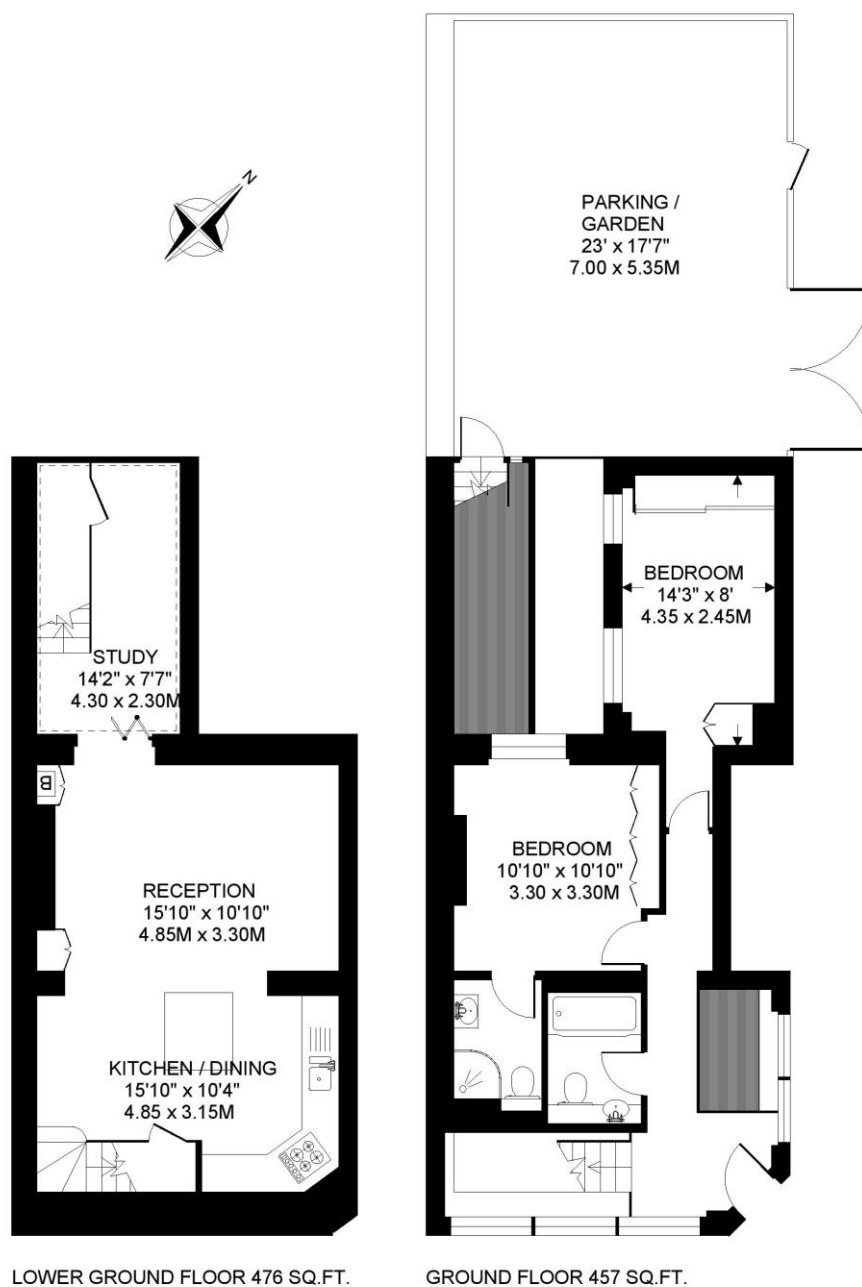
Despite its peaceful residential setting, the property benefits from exceptional transport connections. Kennington Underground Station (Northern Line) is approximately 900 metres away and Lambeth North Underground Station (Bakerloo Line) approximately 800 metres away. Elephant & Castle, one of London's major transport hubs, is also within easy reach, offering Underground, Thameslink and National Rail connections across the capital. Frequent bus services and Santander Cycle docking stations further enhance connectivity, making travel into the City, Westminster and the South Bank effortless.

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		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONKTON STREET. SE11
2 BEDROOM FLAT

Approximate gross floor area
933 SQ.FT / 86.7 SQ.M.



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