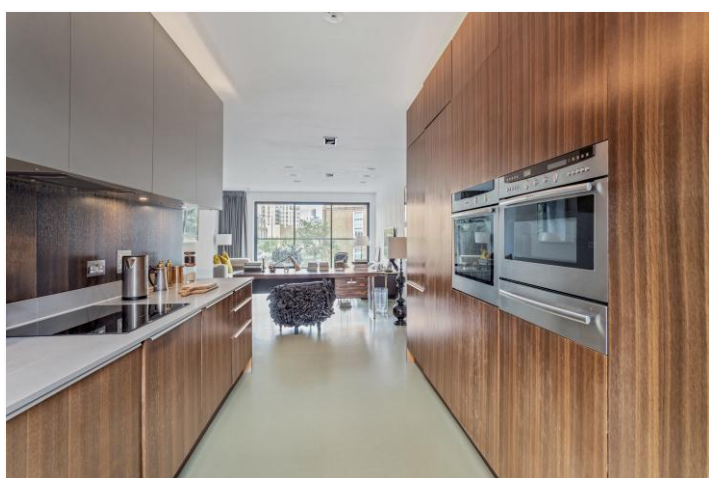




Stannary Street, London, SE11

Offers in excess of £850,000 Leasehold

A superb opportunity to acquire a well-finished two-bedroom flat in a purpose-built block in the heart of Kennington. EPC rating - C

LOCATION

The flat is located on Stannary Street just off Kennington Road; it is especially close to Kennington Park. There is an abundance of local supermarkets, cafes, restaurants, pubs and bars. Kennington Underground Station is a short walk away.

DESCRIPTION

This exceptionally well-presented first-floor flat is set within a modern purpose-built block with the convenience of lift access.

Upon entering, you are welcomed by a bright hallway that connects seamlessly to the bedrooms, bathrooms, and the open-plan kitchen and reception area.

The contemporary kitchen is thoughtfully designed, featuring an electric hob with extractor fan, oven, microwave, and fully integrated appliances including a fridge, freezer, dishwasher, and washing machine. Sleek work surfaces and ample cupboard space provide both style and practicality.

The spacious reception room benefits from temperature-controlled underfloor heating and offers plenty of space for sofas and freestanding furniture. Large sliding doors open onto a private balcony, providing attractive views over Stannary Street and an ideal spot to relax.

The principal bedroom is light and generously proportioned, with an ensuite shower room with WC. The second bedroom is of a similar size, featuring large, fitted wardrobes and space for additional freestanding furniture.

A stylish family bathroom, finished with striking black accents, comprises a bath, sink with vanity mirror, WC, and useful storage solutions.

Additional storage is provided by a hallway cupboard, which also houses the electric immersion tank, and offering space for household essentials.

Please note that it is not possible to get a residents parking permit from Lambeth Council.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX BAND

Service Charge - £6,660 per annum
Ground Rent - £150 per annum
Council Tax Band - E

UTILITIES

Electricity – mains connected
Water – mains connected
Heating – electric heating
Sewerage – mains connected
Broadband – superfast broadband

LOCAL AUTHORITY

Lambeth

TENURE

Leasehold - 125 years from 1 January 2006

DIRECTIONS

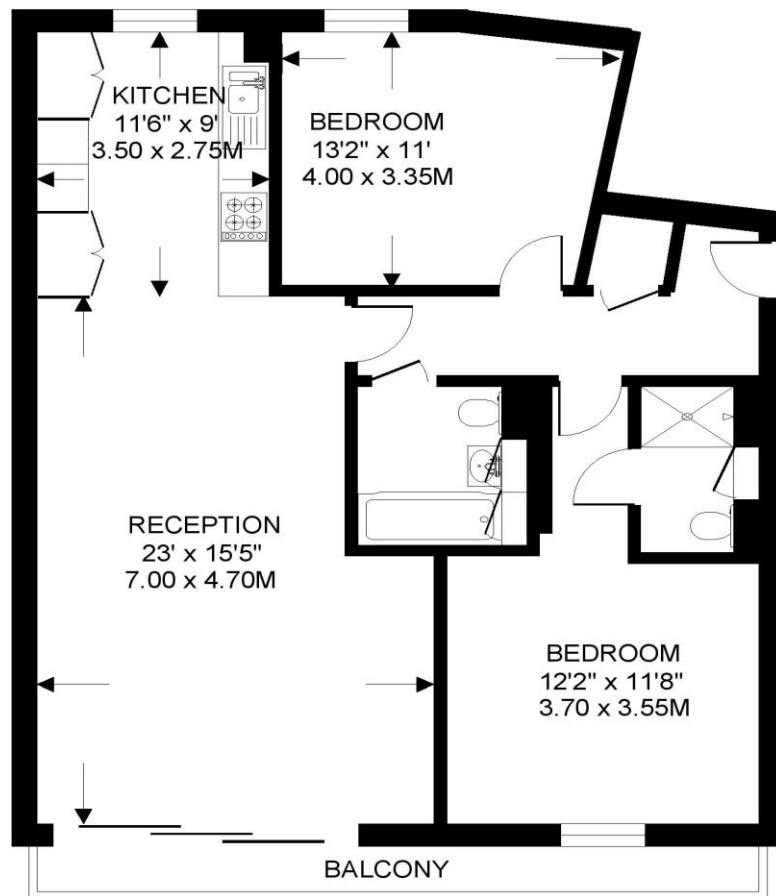
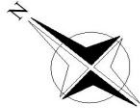
Kennington Underground Station (Northern Line) is approximately 0.3 miles away. Oval Underground Station (Northern Line) is approximately 0.3 miles away. The area is well served by frequent bus routes into Central London and beyond.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



STANNARY STREET SE11
2 BEDROOM FLAT

Approximate gross floor area
915 SQ.FT / 85 SQ.M.



FIRST FLOOR

Copyright: These plans should not be reproduced by any other person, without permission.
Floorplan produced for Winkworth by Floorplanners 07801 228850

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