



Kennington Road, London, SE11

£485,000 Share of Freehold

This is a fantastic opportunity to acquire a charming one-bedroom Georgian flat conversion on the first floor of this beautiful former Grade II listed Georgian townhouse on Kennington Road. The flat is bright and offers an incredible amount of living space. EPC exempt.

LOCATION

Kennington Road is located midway between Kennington Cross and the Imperial War Museum, and is very well located for local pubs, shops, restaurants and parks. A few minutes walk to the Thames and Houses of Parliament.

DESCRIPTION

Enter the flat on the first floor of this beautiful Georgian building, and immediately you will find this fantastic sitting room offering huge amounts of space and light, wonderful ceiling height and beautiful views across the park opposite.

The sitting room features magnificent original wooden floorboards, cast iron fireplace, cornicing and a pair of gorgeous floor to ceiling French doors with original shutters that lead out on to a balcony that spans the width of the building.

Behind sits the modern kitchen equipped with integrated electric fan-powered oven with gas hob, small fridge/freezer and ample storage.

The bedroom is found behind the kitchen and towards the rear of the flat. The bedroom is bright and spacious with more than enough space to accommodate a double bed with additional space reserved for free-standing furniture. A central cast iron fireplace also features in the centre of the bedroom.

Making your way to the very rear of the flat and through the bedroom, you will find a wonderful dressing room adjoined offering copious amounts of built in storage.

Opposite you have the bathroom, which is equipped with a bath with overhead shower, sink, radiator and W.C. with a window offering pleasant views over the private gardens of Kennington Road.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £1,000 per annum (building insurance only)

Ground Rent - NIL

Council Tax Band - D

PARKING

Residents' permit parking available

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband - Ultrafast Broadband

LOCAL AUTHORITY

Lambeth

TENURE

Share of Freehold - 999 years from 28 December 2012

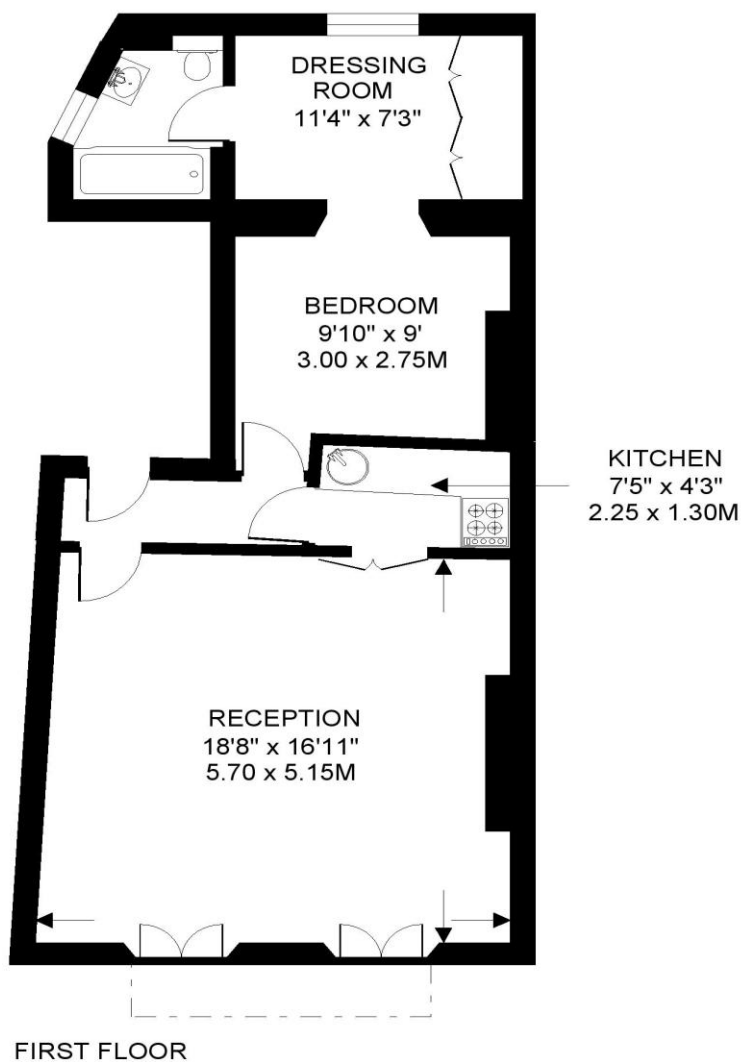
DIRECTIONS

Both Lambeth North Underground Station (Bakerloo Line) and Kennington Underground Station (Northern Line – both branches) are both just a short walk away (approximately 0.6 miles) offering easy access into Central London. Buses frequently run along Kennington Road and Santander bikes are available close by.



KENNINGTON ROAD SE11
ONE BEDROOM FLAT

Approximate gross floor area
631 SQ.FT / 58.6 SQ.M.



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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.

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