



## Penryn House, Kennington Park Road, London, SE11

£475,000 Leasehold

A split-level flat boasting two bedrooms and a large private terrace. This wonderful property offers spacious and bright living areas, perfect for comfortable living. Conveniently located in Kennington.

## LOCATION

You will find the property on Kennington Park Road, directly opposite Kennington Underground Station. A fantastic location to access both Kennington and Elephant & Castle with wide choices of shops, restaurants and pubs nearby. Kennington Park is also a brief walk away.

## DESCRIPTION

Entering the property on the second floor, heading into the wonderfully bright reception room, luminated by the full wall of windows to the rear of the flat. This is a great size, suitable for a dining table, sofa and any other furniture.

A partition wall separates the kitchen to the reception. Benefitting as well from the bright environment, the kitchen has ample cupboard and workspace for your culinary needs. There is space for all necessary utilities and room for a large fridge/ freezer.

From the reception space, you can access one of the highlights of this property - the spacious terrace. Providing a private outdoor space to enjoy the fresh air and soak up the sun. Whether it's hosting a summer BBQ or enjoying a morning coffee with a view, this terrace is sure to become a favourite spot.

Heading up the stairs, this floor houses both bedrooms and the bathroom. The two generously sized bedrooms are suitable for large double beds and each benefit from built in storage options.

The bathroom and lavatory are separated. The bathroom is finished well and tiled throughout, containing a bath and sink.

Property comes with concierge services.

## LOCAL AUTHORITY

Lambeth

## TENURE

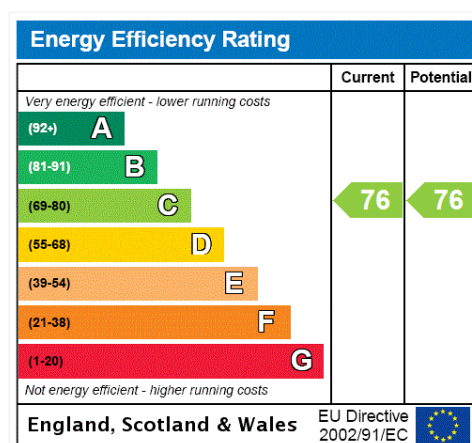
Leasehold - 119 years

Service Charge - £4,877.00 per annum included heating, hot water and gas

Ground Rent - £10.00 per annum

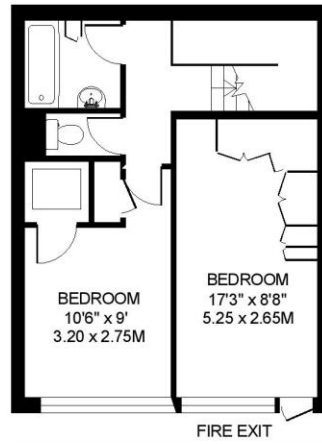
## DIRECTIONS

The convenience of having Kennington Underground Station (Northern Line) directly opposite your entrance is a huge plus. National Rail services can be found at Elephant & Castle Station just 0.5 miles away. Kennington Park Road is also well served with frequent bus services to the city and beyond.

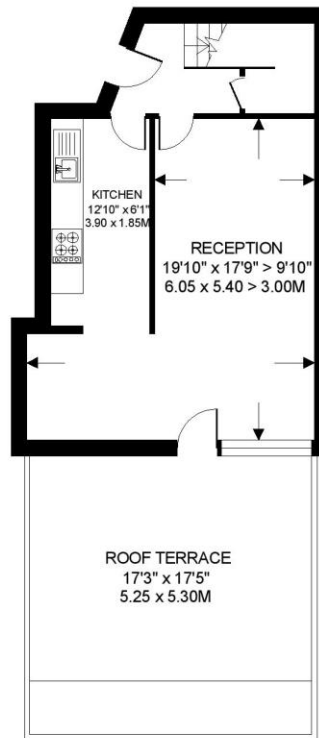




PENRYN HOUSE SE11  
2 BEDROOM FLAT  
Approximate gross floor area  
821 SQ.FT. / 76.3 SQ.M.



THIRD FLOOR 420 SQ.FT.



SECOND FLOOR 401 SQ.FT.

*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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Floorplan produced for Winkworth by Floorplanners 07801 228850

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