

Langdale Close, London, SE17

£439,950 Leasehold

Winkworth are proud to present this immaculate and recently renovated two-bedroom apartment with it's own private south-facing garden.

LOCATION

Langdale Close is situated off John Ruskin Street, which connects Camberwell Road and Camberwell New Road. The beautiful green spaces of Kennington Park and Burgess Park (with its tennis club and Saturday Parkrun) are only a short walk away. In addition, there are several new independent cafes nearby. It is a short walk from Elephant & Castle which is buzzing with new restaurants and a lively night life.

DESCRIPTION

As you enter the apartment on the ground floor you will find the first bedroom to your left and the kitchen to your right. The kitchen itself has been finished to a very high standard, with Italian tiles and wooden countertops and an abundance of storage. Also included is an integrated gas hob with extractor above, a Electrolux oven below, fridge/freezer, dishwasher, micro-wave, and washing/drying machine.

The bedroom opposite is the larger of the two and is a great size with space for a king-sized bed, whilst also benefitting from fitted storage, and space for additional free-standing storage.

The second bedroom at the end of the hallway is slightly smaller in size but still a good-sized double with space for free-standing storage.

Between the second bedroom and the kitchen is the bathroom which is a modern tiled suite comprising a bath with overhead shower, W.C. with bidet handshower head, sink with vanity mirror above with storage below, a large built-in cupboard and a heated towel rail.

The reception room opposite is a great space with plenty of room for sofas, coffee table, and dining table and chairs. This room is complimented by an exposed brick chimney with bespoke shelving either side.

From the reception room is a glass door leading out to the private garden, offering 500sqft of south-facing outdoor space. There is a very well-kept lawn, as well as a patio area for alfresco dining, and a large bike storage unit.

From the garden is also access straight out onto an even larger communal garden which is barely used by the other occupants.

This property is eligible for residents on-street parking permit.

Lastly, the master bedroom wall has been insulated with the latest soundproof acoustic plasterboard with GenieClip technology and all ceilings have been insulated with mineral wool and Soundbloc plasterboard.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground Rent - £10.00 per annum

Service Charge - 2023-2024 estimated service charge of £1,905.00

Council Tax Band - B

EPC - TBC

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected with meter

Heating – gas central heating

Sewerage – mains connected

Broadband – superfast fibre

LOCAL AUTHORITY

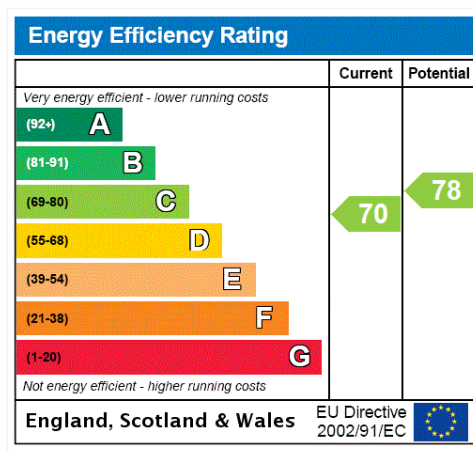
Southwark Council

TENURE

Leasehold -125 years from 2 May 1988

DIRECTIONS

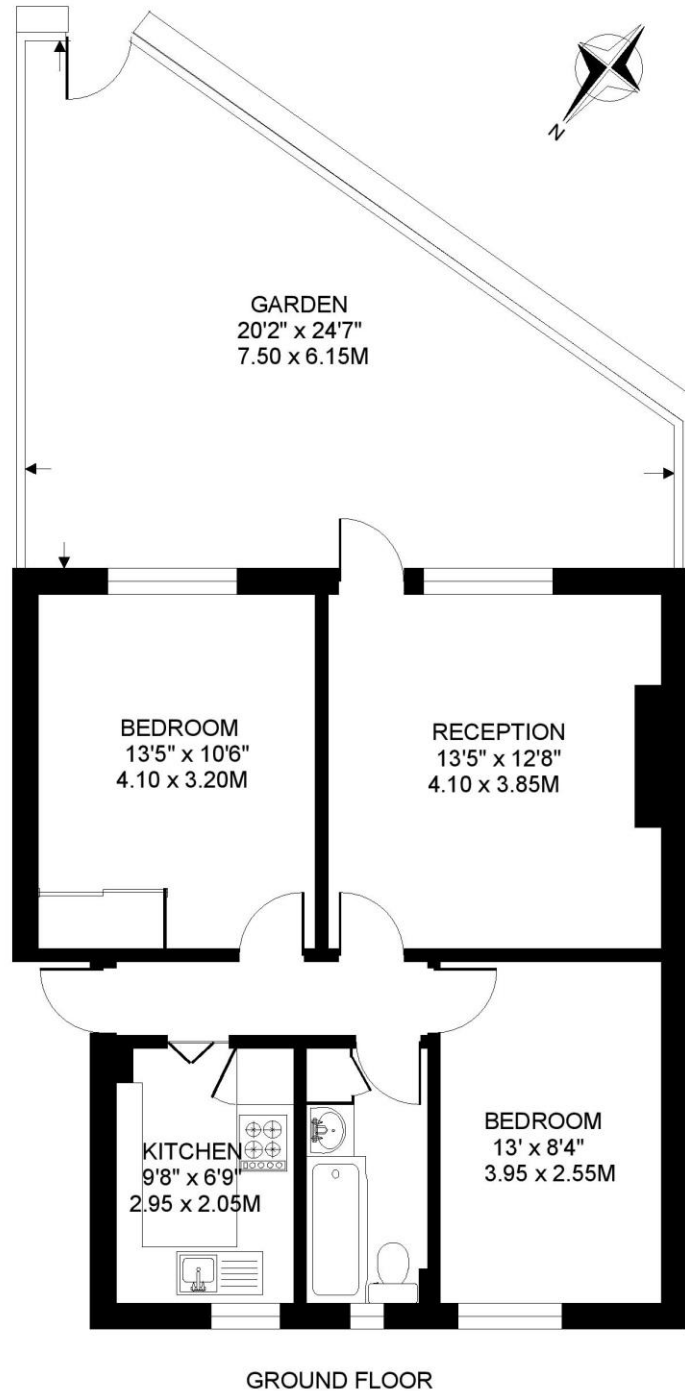
Kennington Underground Station (Northern Line) is approximately 0.6 miles away. Oval Underground Station (Northern Line) is approximately 0.7 miles away. The surrounding area is well- served by a frequent bus service into the City, West End and beyond.





LANGDALE CLOSE. SE17
2 BEDROOM FLAT

Approximate gross floor area
595 SQ.FT / 55.2 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.

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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