



## Kennington Oval, SE11

£399,950 *Leasehold*



A spacious two-bedroom flat set on the third floor of this purpose-built block in Kennington, with unbeatable views into The Oval cricket ground. EPC rating C

### KEY FEATURES

- Excellent transport links
- Close to Kennington Park
- Great views across The Oval cricket ground
- Good condition



**Kennington**

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## DESCRIPTION

Upon entering the flat on the third floor, you are welcomed by a spacious hallway that provides access to all rooms.

To your right is the kitchen, offering generous worktop space and ample storage both above and below the units. It is equipped with an oven, gas hob, extractor fan, and sink, with additional space for a fridge freezer and washing machine.

The reception room is well-proportioned, providing plenty of space for sofas, a coffee table, and a small dining area — perfect for both relaxing and entertaining.

Both bedrooms are similar in size and comfortably accommodate a double bed along with additional freestanding furniture, offering flexibility for a range of needs.

The bathroom includes a bath with overhead shower and wash basin, while a separate W.C. is conveniently located across the hallway.





## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 125 years from 5 November 1990 (89 years and 10 months)

**Service Charge:** £2,198 per annum (2025/2026)

**Ground Rent:** £10 per annum (subject to increase)

**Local Authority:** Lambeth

**Council Tax Band:** B

**EPC rating:** C

## PARKING

Residents on-street parking available from Lambeth Council

## UTILITIES

Electricity – Mains

Water – Mains

Heating – Gas

Sewerage – Mains

Broadband – Ultrafast broadband

## LOCATION

You will find the flat on Kennington Oval, between Clayton and Bowling Green Street. The dream location of any cricket lovers. If cricket isn't your thing, you are still ideally positioned to access Oval, Kennington and Vauxhall, providing an abundance of amenities and superb transport links.

## DIRECTIONS

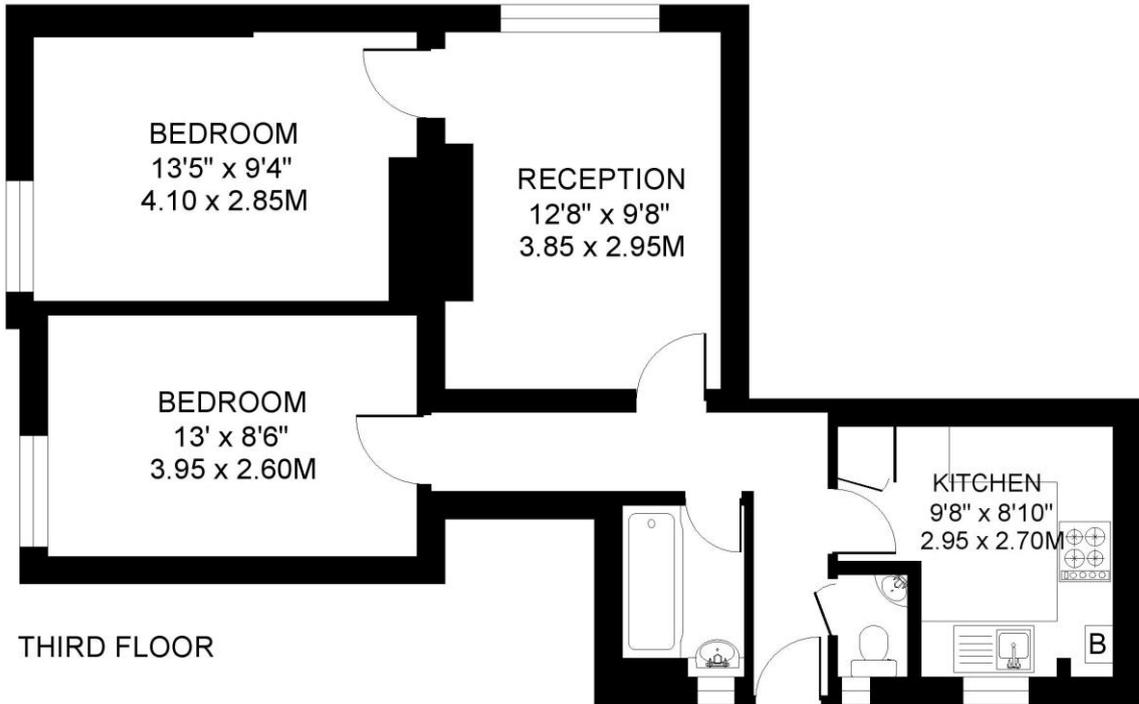
Oval Underground Station (Northern Line) is approximately 0.2 miles away. Vauxhall Underground and train station (Victoria and National Rail) is approximately 0.5 miles away. The area is also well served by frequent bus services.

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             | 72 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

LOHMANN HOUSE SE11  
2 BEDROOM FLAT

Approximate gross floor area  
564 SQ.FT / 52.4 SQ.M.



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