



Kilner House, Clayton Street, London, SE11

£375,000 Share of Freehold

This is a fantastic opportunity to acquire a charming one-bedroom purpose built flat on the fourth floor of this privately-owned block in central Kennington. The flat is bright and offers ample amounts of living space. EPC rating D

LOCATION

Clayton Street is situated just off Kennington Road and Kennington Green on a quiet street. The Kia Oval cricket ground is found at the end of the street, together with various coffee shops, bars and restaurants on Kennington Road. The property is situated on the doorstep of the new exciting Oval Village with Kennington Park also very close by.

DESCRIPTION

Enter the flat on the fourth floor of this attractive privately-owned block in central Kennington and immediately to the right, you will find the bathroom. The bathroom features a bath with overhead shower, sink with window above and separate large storage and airing cupboard. A separate W.C. is located next door.

Behind sits the bedroom which is both spacious and bright providing more than enough space to accommodate a double bed, as well as additional space reserved for free-standing furniture.

Next to this, you will find the kitchen which also offers space to accommodate a small kitchen table and chairs. The kitchen has an electric fan-powered oven with gas hob, space for a large fridge/freezer and washing machine, as well as plenty of storage found both above and below the kitchen units.

At the end of the hallway is the sitting room which provides more than enough space to accommodate multiple items of furniture. Storage in the way of shelving can be found either side of the chimney breast.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £2,490 per annum (inc. £921 per annum reserve fund)

Ground Rent - Nil

Council Tax Band - B

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

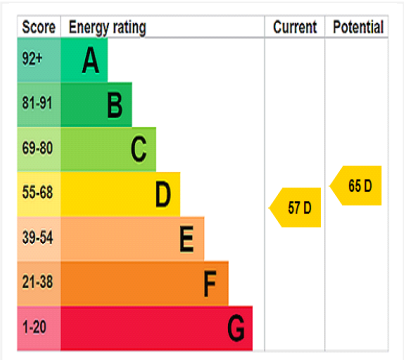
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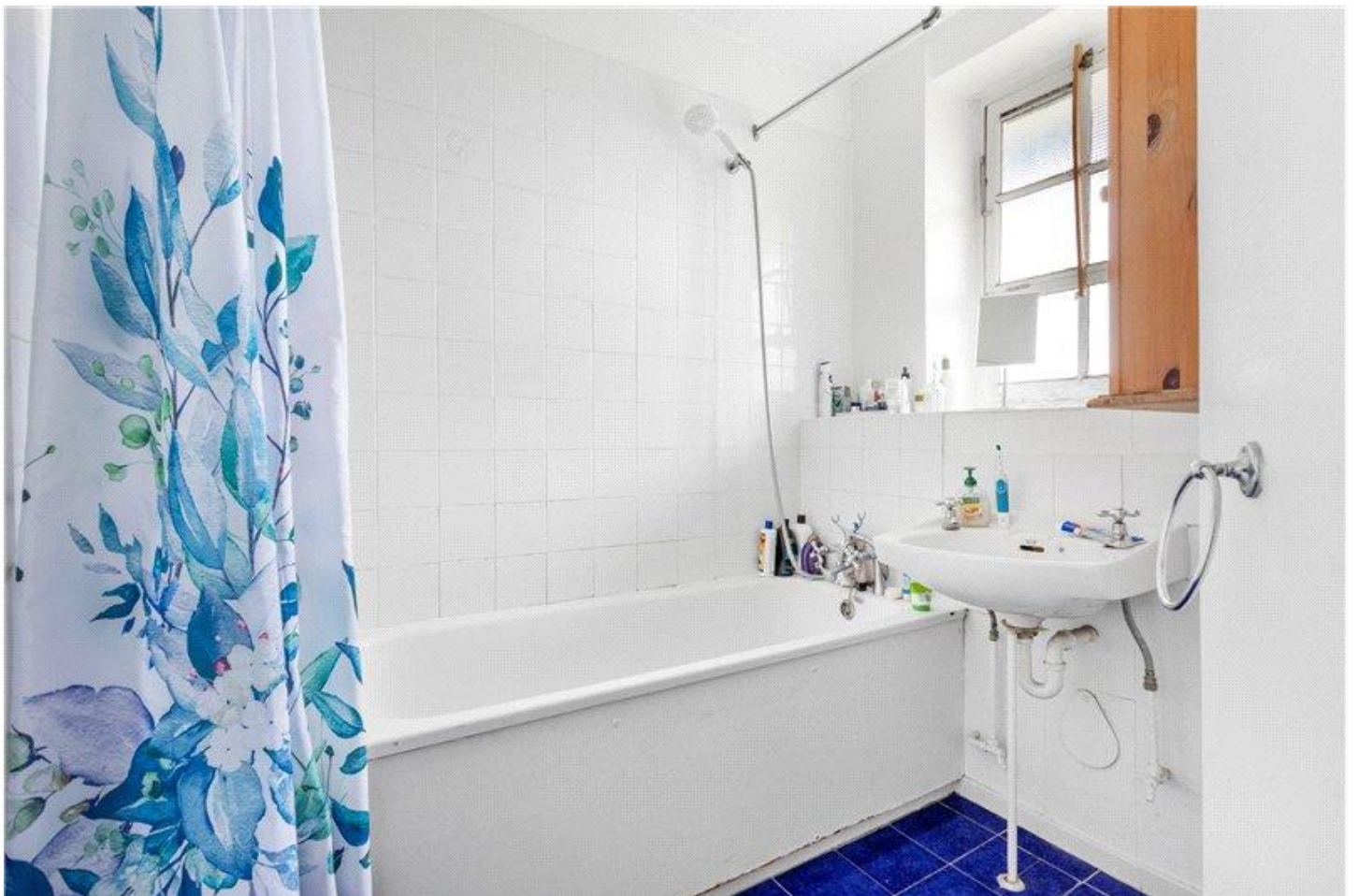
TENURE

Share of Freehold - 999 years (less 10 days) from 29 September 1980

DIRECTIONS

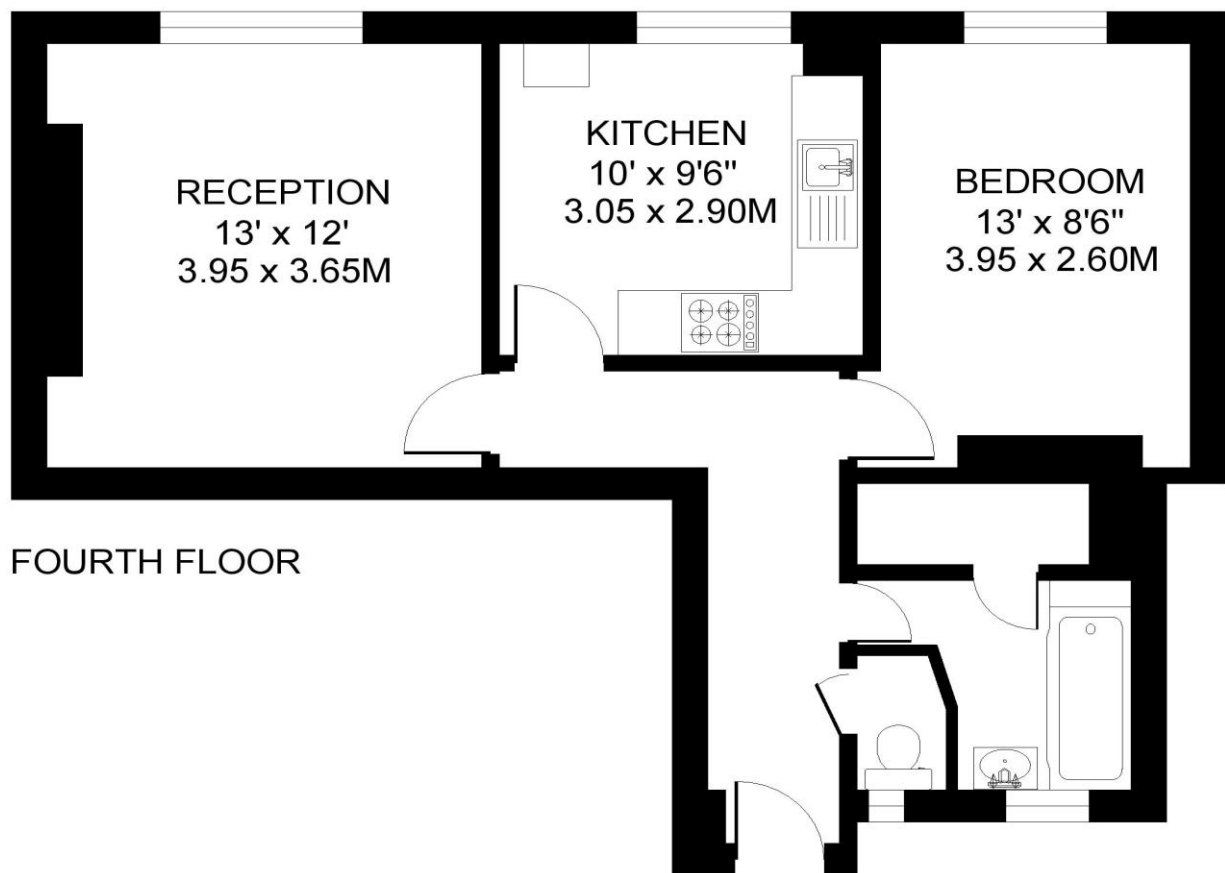
Kilner House is 0.2 miles (approximately 5 minutes’ walk) from Oval Underground Station (Northern Line). Vauxhall Stations (National Rail & Victoria Line) are 0.5 miles away (approximately 10 minutes’ walk). The area is also well served by a frequent bus service.





**KILNER HOUSE SE11
ONE BEDROOM FLAT**

Approximate gross floor area
528 SQ.FT / 49.1 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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