



## Vanbrugh Court, Wincott Street, London, SE11

£459,950 Leasehold

Winkworth are proud to present this charming one-bedroom apartment located on the second floor of this purpose built block in the heart of the Kennington triangle.

## LOCATION

Vanbrugh Court is situated on the corner of Wincott Street and Gilbert Road. All the amenities that Kennington Cross has to offer are just around the corner, 10 min walk to Kennington tube, Lambeth North Tube and Elephant and Castle tube stations. The Cut with restaurants, bars, clubs, and the Old Vic theatre is 25 min walk.

## DESCRIPTION

As you enter the apartment on the second floor you are greeted by a spacious hallway with a large storage cupboard ahead of you.

Off the lefthand side of the hallway is the bedroom – a fantastic size with space for a king-sized bed, bedside tables, and free-standing storage. This room also benefits from a large built-in wardrobe.

The bathroom next door has been tastefully finished and comprises a bath with overhead shower, W.C., sink with vanity mirror above and storage below, underfloor heating and a heated towel rail.

Off the righthand side of the hallway is the very spacious reception room, easily accommodating a large sofa, coffee table, TV unit, and dining table and chairs. This room also benefits from large glass-sliding doors leading out to a balcony with space for a small table and chairs.

From the reception room is the separate kitchen which has a modern finish and benefits from ample storage, as well as an integrated electric hob with extractor above and oven below, built-in microwave, fridge/freezer, washing machine, and dishwasher.

This flat is eligible for a residents on street parking permit.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Leasehold - 108 years

Ground Rent - £35.00 per annum

Service Charge - £2,425.00 per annum

Council Tax Band - C

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected with meter

Heating – gas central heating and underfloor heating

Sewerage – mains connected

Broadband – superfast fibre available

Parking – Permit available from Lambeth Council for on street parking

## LOCAL AUTHORITY

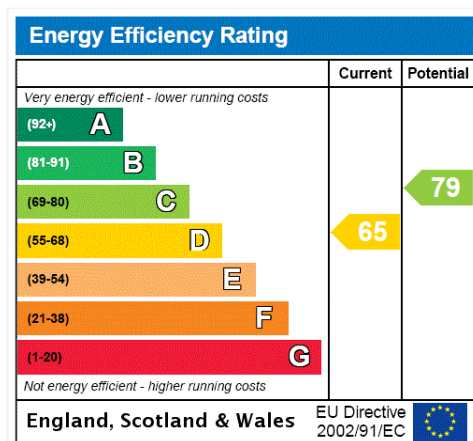
Lambeth

## TENURE

Leasehold – 108 years

## DIRECTIONS

Kennington Station (both branches of the Northern Line) is approximately 640 metres away, providing access to the West End and Central London. Lambeth North Station (Bakerloo Line) is approximately 960 metres away. Both Kennington Lane and Kennington Road are well served by frequent bus services into Central London.

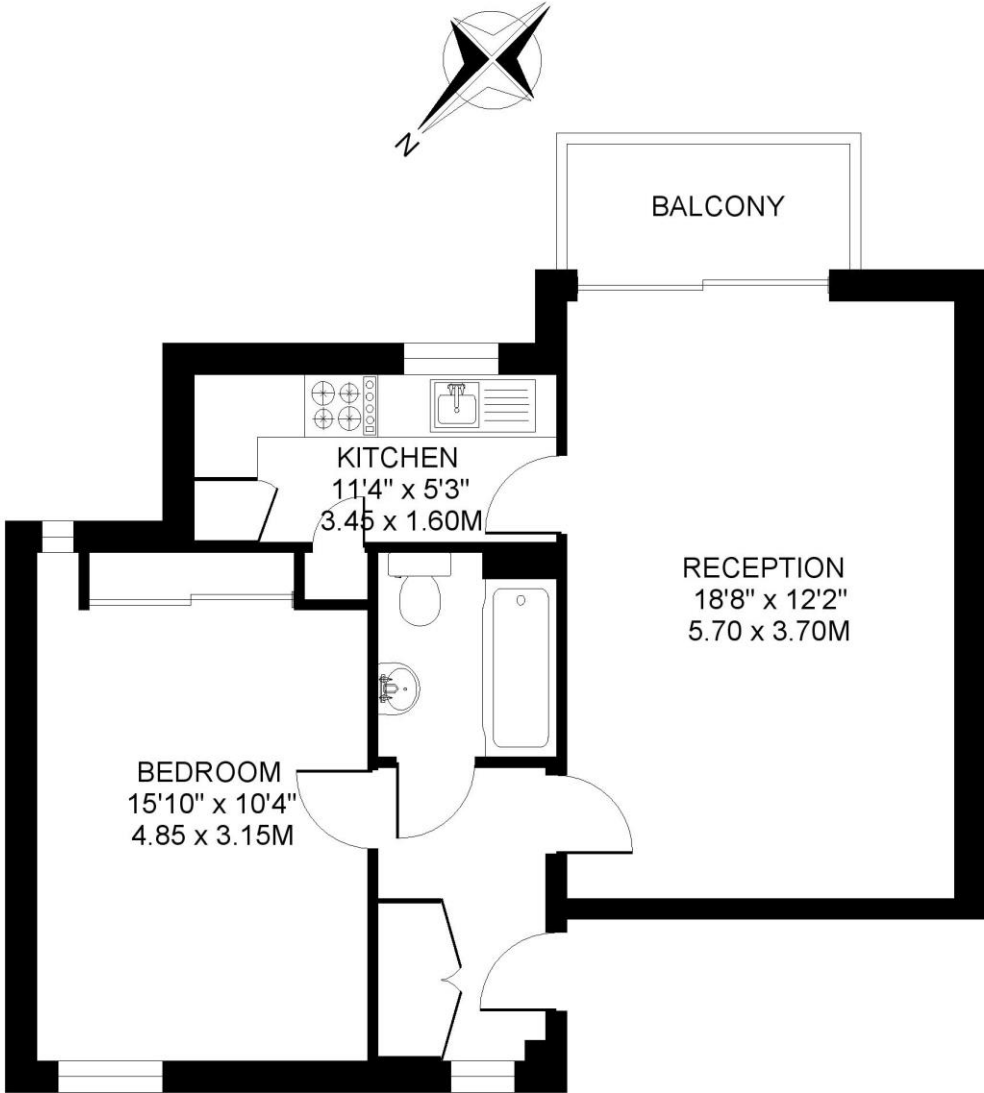






VANBRUGH COURT. SE11  
1 BEDROOM FLAT

Approximate gross floor area  
552 SQ.FT / 51.3 SQ.M.



SECOND FLOOR

*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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