



Kennington Road, London, SE11

Offers in excess of £400,000 *Leasehold*



For Sale by Auction - A high-spec two-bedroom apartment within a smart development, only moments from Kennington Cross. It is over 1000 square feet and only 25 minutes' walk to the houses of parliament. EPC Rating B.

KEY FEATURES

- Over 1000 sqft
- Being sold by Online Auction
- Finished to a high standard
- Central location in Kennington
- Modern block



Kennington

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DESCRIPTION

This extremely spacious apartment is over 1000 sqft and is in an exceptional condition. As you enter the flat you are greeted by an extremely spacious hallway with wooden flooring throughout.

To the right is the huge open plan kitchen/reception room, again with wooden flooring throughout. At one end is a high spec kitchen with a modern finish, including an integrated dishwasher, fridge/freezer, electric hob with extractor fan above, separate oven, and built in microwave. There is also an abundance of storage and worktop space. Also, in the kitchen is a large storage cupboard containing the washing machine.

The reception space is a fantastic size, with more than enough space for a dining table and chairs, as well as sofa's, armchairs, a coffee table, and additional free-standing storage. There would also be space for a desk.

From the hallway is the family bathroom, which is a very large modern suite containing a bath with overhead shower, sink with vanity mirror above and storage below, W.C., and heated towel rail.

Both bedrooms are a great size, with space for a king-sized bed and free-standing storage. The master bedroom also benefits from fitted storage, and an en-suite bathroom with a walk-in shower, sink with vanity mirror above and storage below, and W.C.

Additionally, the building itself benefits from a lift.

Lastly, this property is being sold by auction, in partnership with SmartPropertyAuctions.co.uk.

Available for pre-auction purchase, contact our office for details.

The purchaser will be required to pay a Buyer's Premium, being the higher of 1.2% (including VAT) of the purchase price or £5,000 (including VAT). The Buyer's Premium is payable in all circumstances, including where the property is sold outside of the auction process.





MATERIAL INFO

Tenure: Leasehold
Term: 118 years from 1 January 2011 (103 year and 3 months)
Service Charge: £5,904 per annum (including reserve fund)
Ground Rent: £300 per annum (subject to increase)
Local Authority: Lambeth
Council Tax Band: F
EPC rating: B

PARKING

No parking available

UTILITIES

Electricity – mains connected
 Gas – NA
 Water – mains connected with meter
 Heating – electric system
 Sewerage – mains connected
 Broadband – Super Fast Fibre Available

LOCATION

Kennington Road runs parallel to Kennington Park Road and is ideally located for buses to the City, West End and beyond. There are several amenities including supermarkets, cafes, pubs and gyms on your doorstep. Kennington Road is only a 15-minute walk from the Cut and London Waterloo. The variety of SE1 street food markets are also easily accessible by foot.

DIRECTIONS

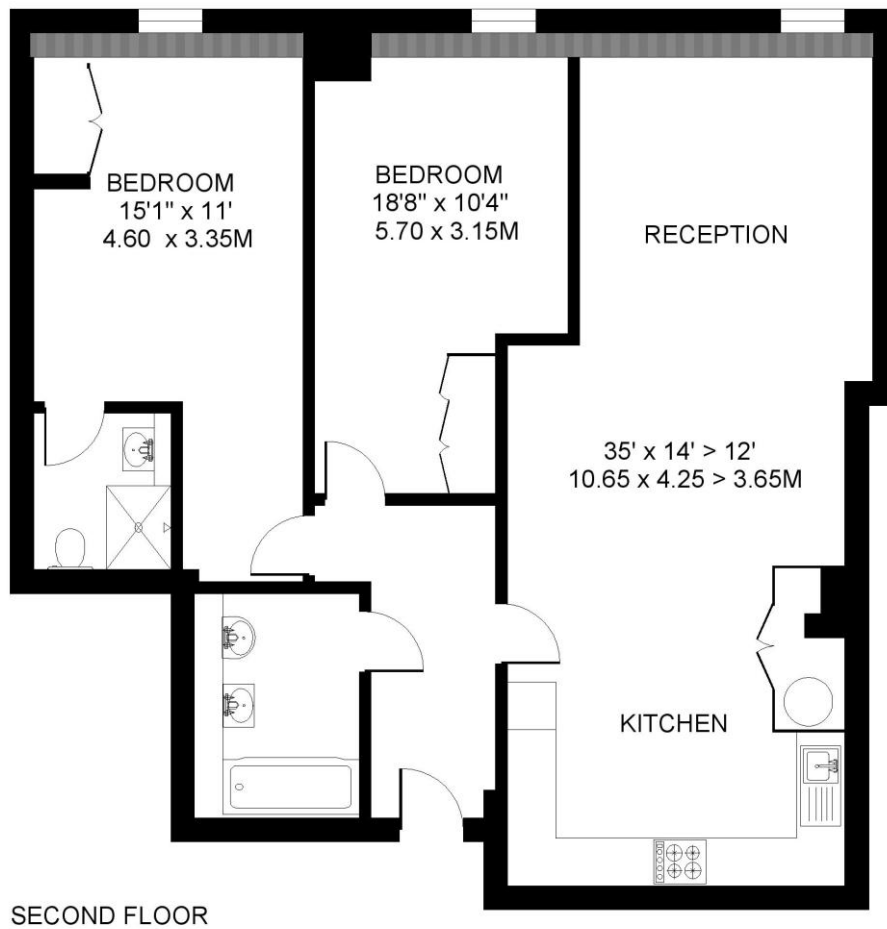
Kennington Underground Station (Northern Line) is just a short walk away (approximately 0.4 miles). Lambeth North Underground Station (Bakerloo Line) and Vauxhall Overground/Underground and Bus Stations (Victoria Line) are also close by (approximately 0.6 miles). The area is well-served by a frequent bus service to the South Bank, the City and West End.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

KENNINGTON ROAD SE11
2 BEDROOM FLAT

Approximate gross floor area
1028 SQ.FT. / 95.5 SQ.M.



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for every step...

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