



**Kennington Road, SE11**

**£775,000** *Leasehold*

A fantastic opportunity to acquire a three-bedroom split level flat in an exceptional Grade II listed Georgian conversion overlooking Kennington Green. EPC rating D

3 1 1

#### KEY FEATURES

- Fantastic location
- Good transport links
- Roof terrace
- Natural light
- 1070 sqft



**Kennington**

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## DESCRIPTION

Situated on the second and third floors, this impressive flat immediately offers a wonderful sense of space and natural light throughout.

Upon entering the property, you are welcomed by a generous hallway providing access to the kitchen, reception room, and principal bedroom. The reception room is an excellent size, featuring two large sash windows that flood the space with natural light and create a bright, airy atmosphere perfect for both relaxing and entertaining. The room comfortably accommodates a large sofa, dining table, and additional freestanding furniture.

The kitchen is well proportioned, offering ample worktop and storage space, with room for a fridge/freezer, oven and hob, washing machine, and dishwasher. A large sash window provides pleasant views over Kennington Green.

The principal bedroom is generously sized, with space for a king-size bed, wardrobes, bedside tables, and further freestanding furniture. Although this is the largest bedroom, if you only need two bedrooms, these rooms would make a wonderful dining room or further reception room.

Moving up to the third floor, there are two further bedrooms and the bathroom. Both bedrooms are spacious doubles, with the rear bedroom benefiting from direct access to the roof terrace.

The bathroom is fitted with a shower over bath, WC, and wash basin.





## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 150 years from 2 December 1977 (101 years and 11 months)

**Service Charge:** £791 per annum (building insurance only)

**Ground Rent:** £250 per annum (£500 from 2/12/2027 and £1000 from 2/12/2052 and £2000 from 2/12/2077 to the end of the lease)

**Local Authority:** Lambeth

**Council Tax Band:** E

**EPC rating:** D

## PARKING

Permit parking available from Lambeth Council

## UTILITIES

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Superfast broadband

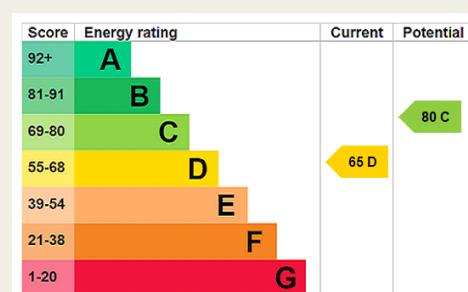
## LOCATION

The flat is on the southern end of Kennington Road, right on Kennington Green and minutes away from Kennington Cross. Kennington is a wonderful area with plenty of local restaurants and cafes, excellent transport links and beautiful parks and squares.

## DIRECTIONS

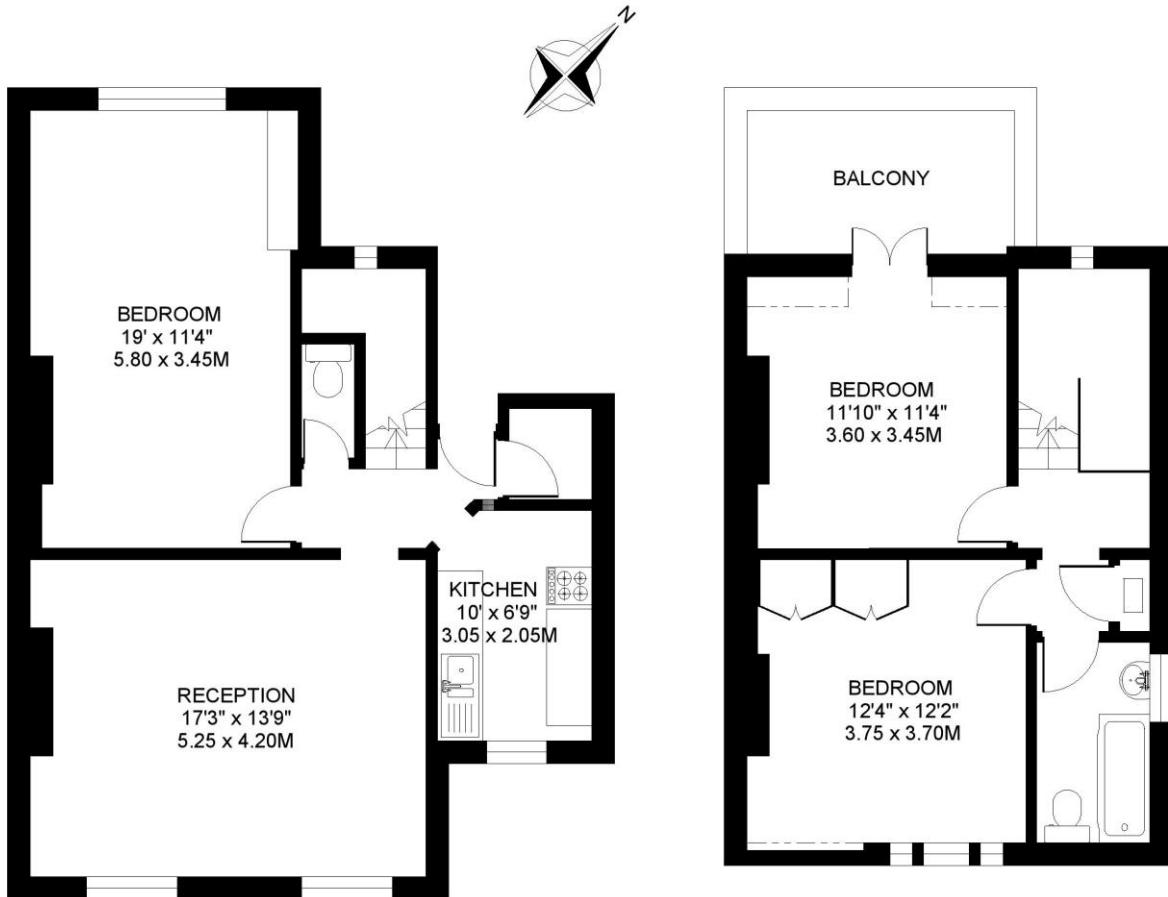
Kennington underground station (Northern Line) is approximately 0.4 miles away. Vauxhall overground/underground/bus station (Victoria Line) is also 0.6 miles away. The area is well served by frequent bus services into central London.

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.



KENNINGTON ROAD. SE11  
3 BEDROOM FLAT

Approximate gross floor area  
1070 SQ.FT / 99.4 SQ.M.



SECOND FLOOR 634 SQ.FT.

THIRD FLOOR 436 SQ.FT.

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