



## Montford Place, London, SE11

£975,000 Freehold

A rare opportunity to acquire a spacious four-bedroom Georgian house, located in the heart of Kennington. EPC rating D.

**Winkworth**

## LOCATION

Montford Place is situated just off Kennington Road on a peaceful Street with attractive terraced housing. The Kia Oval is in proximity, together with various cafes and bars. The property is situated on the doorstep of the new exciting Oval and Kennington Development area.

## DESCRIPTION

As you enter the property you will find two separate reception rooms on your right. These could easily be opened up to create one large double reception room with space for sofas and a coffee table towards the front, and a dining table and chairs to the rear. From the rear you will also find access out into the garden.

At the back of the property is a separate kitchen in need of some refurbishment. Subject to planning, a side return extension could be possible, as many others have done on the street. This presents the opportunity for a much larger kitchen with possible bi-folds out to the garden. The garden itself offers lots of space and privacy, with the added benefit of being south-facing.

The 1st floor comprises a large bedroom at the front, and a smaller bedroom at the back, with a large family bathroom in between. Both bedrooms have space for a double bed and free-standing storage. The bathroom is in need of some refurbishment but offers ample space for a bath and separate walk-in shower.

The 2nd floor comprises two more great-sized bedrooms, with the larger being at the front of the property and benefitting from fitted wardrobes. Both bedrooms have space for double beds and additional free-standing storage.

## LOCAL AUTHORITY

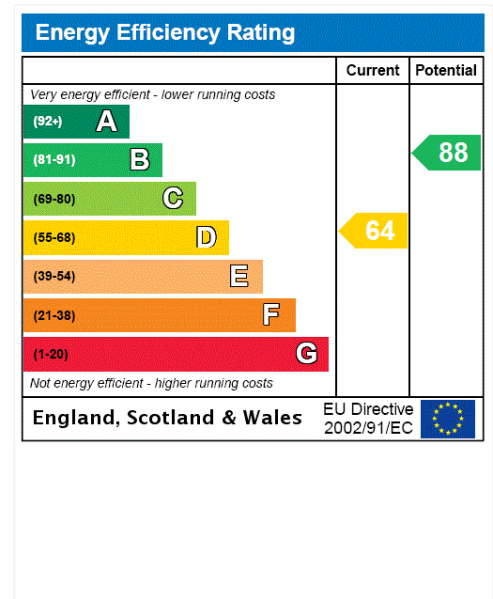
Lambeth, London

## TENURE

Freehold

## DIRECTIONS

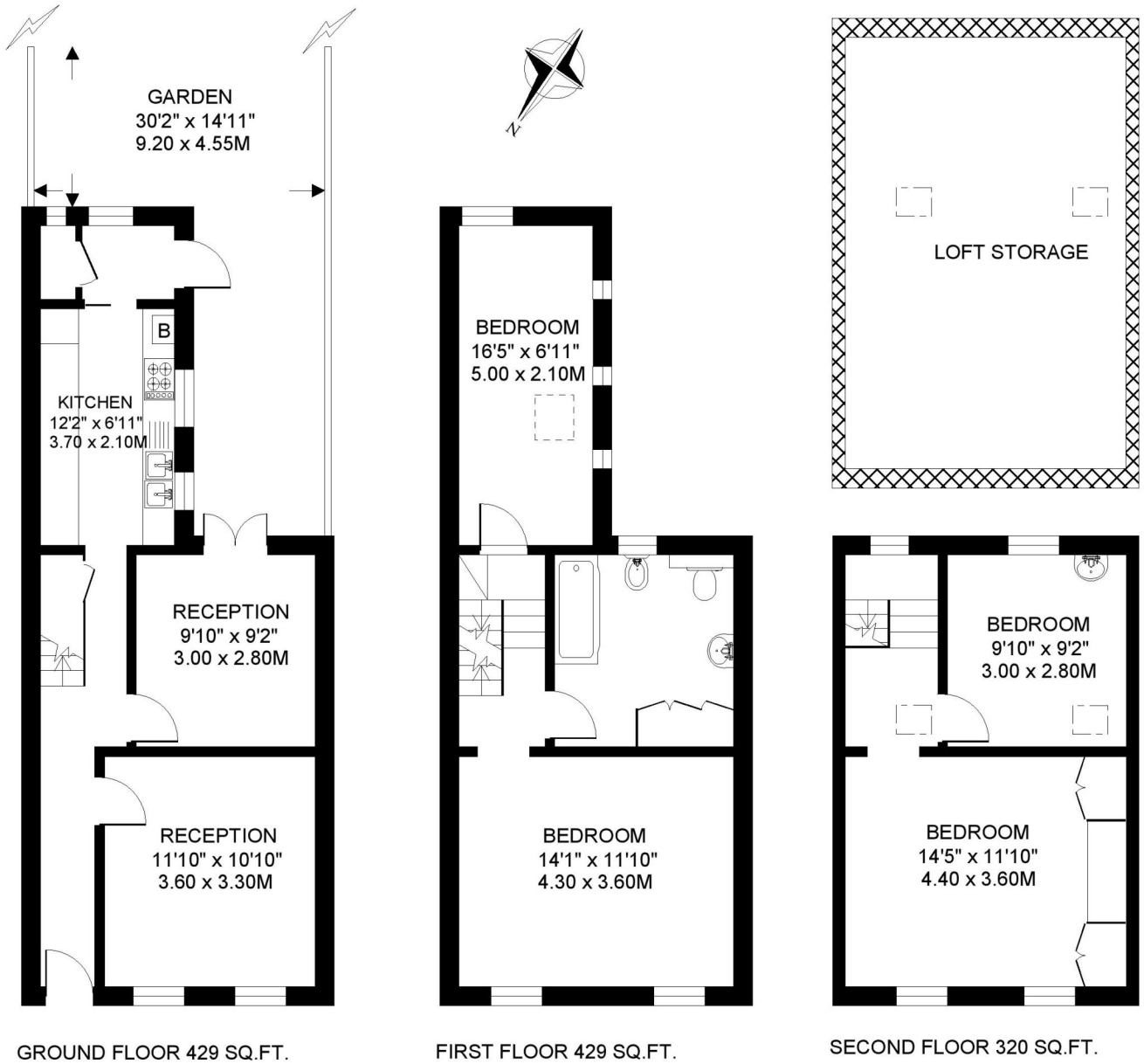
Kennington Station (Northern Line – Both branches) is approximately 760m walk. Vauxhall Bridge and Station (National Rail, Victoria Line & Bus Terminal) is approximately 820m Walk. The area is also well served by a frequent bus service into Central London.





**MONTFORD PLACE SE11  
4 BEDROOM HOUSE**

Approximate gross floor area  
1178 SQ.FT. / 109.4 SQ.M.  
Plus loft storage 320 sq.ft. / 29.7 sq.m.



*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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