



## Renfrew Road, SE11

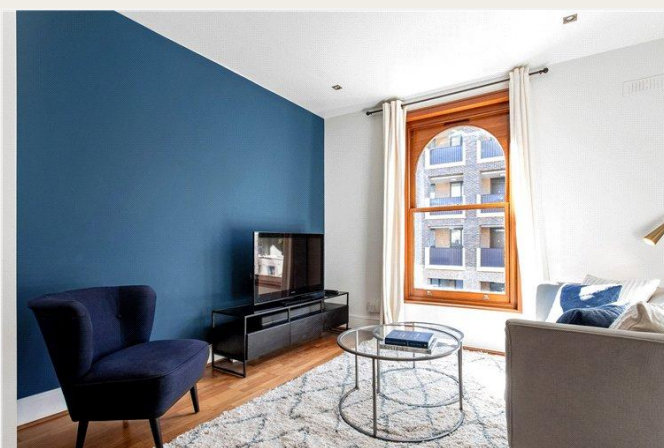
£525,000 *Share of Freehold*



A great opportunity to acquire a spacious, two-bedroom flat on the first floor of a Victorian pub conversion on Renfrew Road. This property is ideally located close to the Elephant and Castle regeneration and within the Renfrew Road Conservation Area and benefits from outstanding transport links to the West End and Central London. Chain free. EPC rating C

### KEY FEATURES

- Fantastic location in Kennington, close to the Elephant and Castle regeneration
- Very good, refurbished condition throughout
- Excellent public transport
- Located in Renfrew Road Conservation Area
- 670 SQ/FT



### Kennington

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## DESCRIPTION

The flat is located on the first floor of this attractive Victorian pub conversion between Kennington and Elephant & Castle. It is arranged to provide two double bedrooms, one bathroom, and a large open-plan kitchen and reception. The property has been recently refurbished throughout and is complemented by contemporary fittings.

Upon entering the flat on the first floor, you are immediately greeted by a spacious hallway, with large storage immediately on the left-hand side providing shelving and the new boiler, as well as a suitable space for the washing machine.

Behind sits the modern tiled bathroom offering an abundance of storage, bath with overhead shower, sink, heated towel rail and W.C. The bathroom has been very well finished and presents well.

Further down the hallway, and you will find the second bedroom on

the left providing ample space to accommodate a double bed with additional space for free-standing furniture. This bedroom also has plenty of built in storage.

The main bedroom is wonderfully bright thanks to the dual aspect and two large arch sash windows. The bedroom features built in storage and offers more than enough space for a king-size bed and additional furniture.

Opposite is the large open plan kitchen reception which offers a fantastic entertainment space. The modern integrated kitchen features a built-in oven and microwave, gas hob with extraction, large fridge/freezer, dishwasher and plenty of storage found both above and below the kitchen units.

The reception area provides ample space for a small dining table and chairs, as well as sofa and coffee table.







### MATERIAL INFO

- Tenure:** Share of Freehold
- Term:** 999 years from 24 March 2007 (980 year and 5 months)
- Service Charge:** approximately £900 per annum (including Sinking Fund)
- Ground Rent:** peppercorn
- Local Authority:** Lambeth
- Council Tax Band:** D
- EPC rating:** C
- Chain free.**

### PARKING

On-street parking permit through Lambeth Council

### UTILITIES

- Electricity – Mains
- Water – Mains
- Heating – Gas central
- Sewerage – Mains
- Broadband – Ultrafast broadband

### LOCATION

The property is situated on Renfrew Road in Kennington, located within the Renfrew Road Conservation Area, near the Elephant & Castle regeneration. There are a wide range of amenities on the doorstep such as supermarkets, restaurants and gyms. Westminster, the West End and South Bank are within easy reach.

### DIRECTIONS

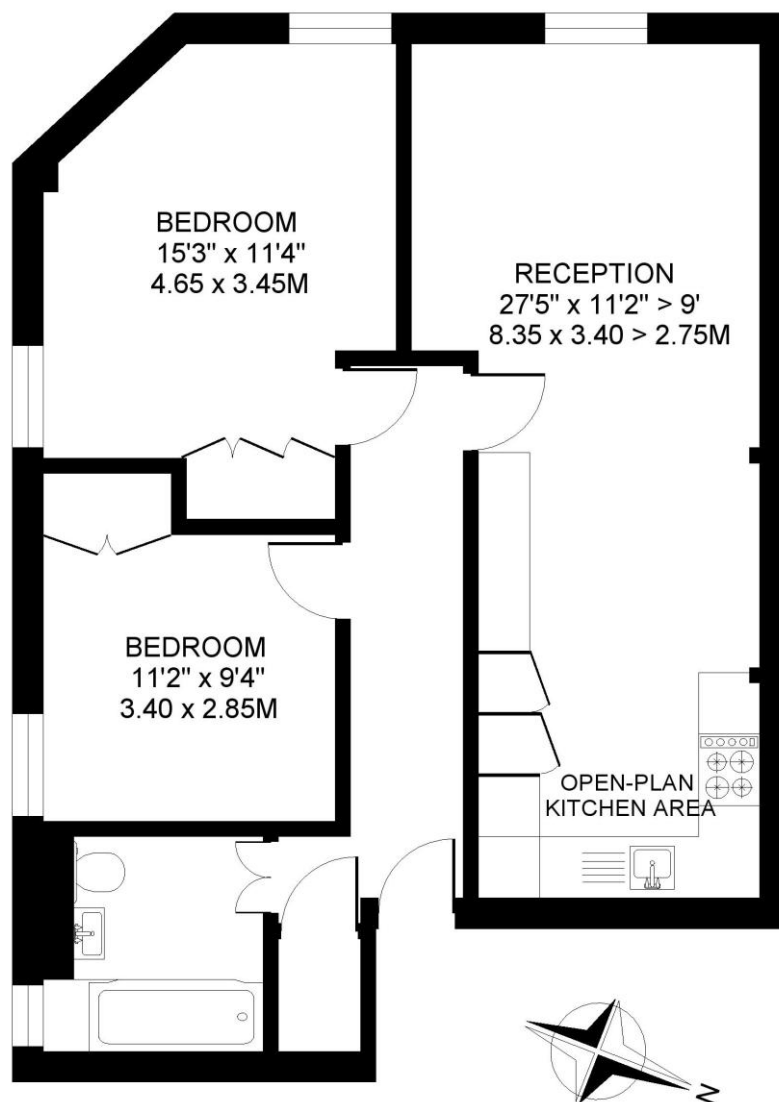
The flat is conveniently located on Renfrew Road, which is served by Kennington Underground Station (Northern Line – both branches), approximately 0.3 miles away, Elephant & Castle Underground Station (Northern & Bakerloo Line), and Elephant & Castle National Rail Station, approximately 0.4 miles away. Frequent bus services into Central London are accessible close by.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENFREW ROAD. SE11  
2 BEDROOM FLAT

Approximate gross floor area  
670 SQ.FT / 62.2 SQ.M.



FIRST FLOOR

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Kennington

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