



Kennington Road, Kennington, London, SE11

£395,000 Leasehold

A recently refurbished one-bedroom flat within a smart modern development, only moments from Kennington Cross. EPC Rating C.

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.

DESCRIPTION

Enter the flat at ground floor level. As you walk through the corridor, the open plan kitchen and living space is on the right-hand side. The lounge area is expansive and could be arranged for separate dining and living. There is space for two large sofas, a coffee table, television and a dining table. The kitchen, which has recently undergone refurbishment, has ample worktop and storage space, a dishwasher and an integrated oven, hob and fridge/freezer.

The carpeted bedroom has space for a king-size bed, bedside tables and an abundance of storage if desired.

There is a storage cupboard off the hallway, which has plumbing for a washing machine.

The bathroom is a tiled suite comprising a bath with overhead shower, wash basin, W.C. and a heated towel rail.

Lastly the flat has an EWS1 certificate.

LOCAL AUTHORITY

Lambeth

TENURE

Leasehold - 125 years (less 10 days) from 11 May 2004

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £2730.6

Ground Rent - Peppercorn

Council Tax Band - D


UTILITIES

Mains Connected – Water, Electricity, Sewerage

Superfast Fibre Broadband available

DIRECTIONS

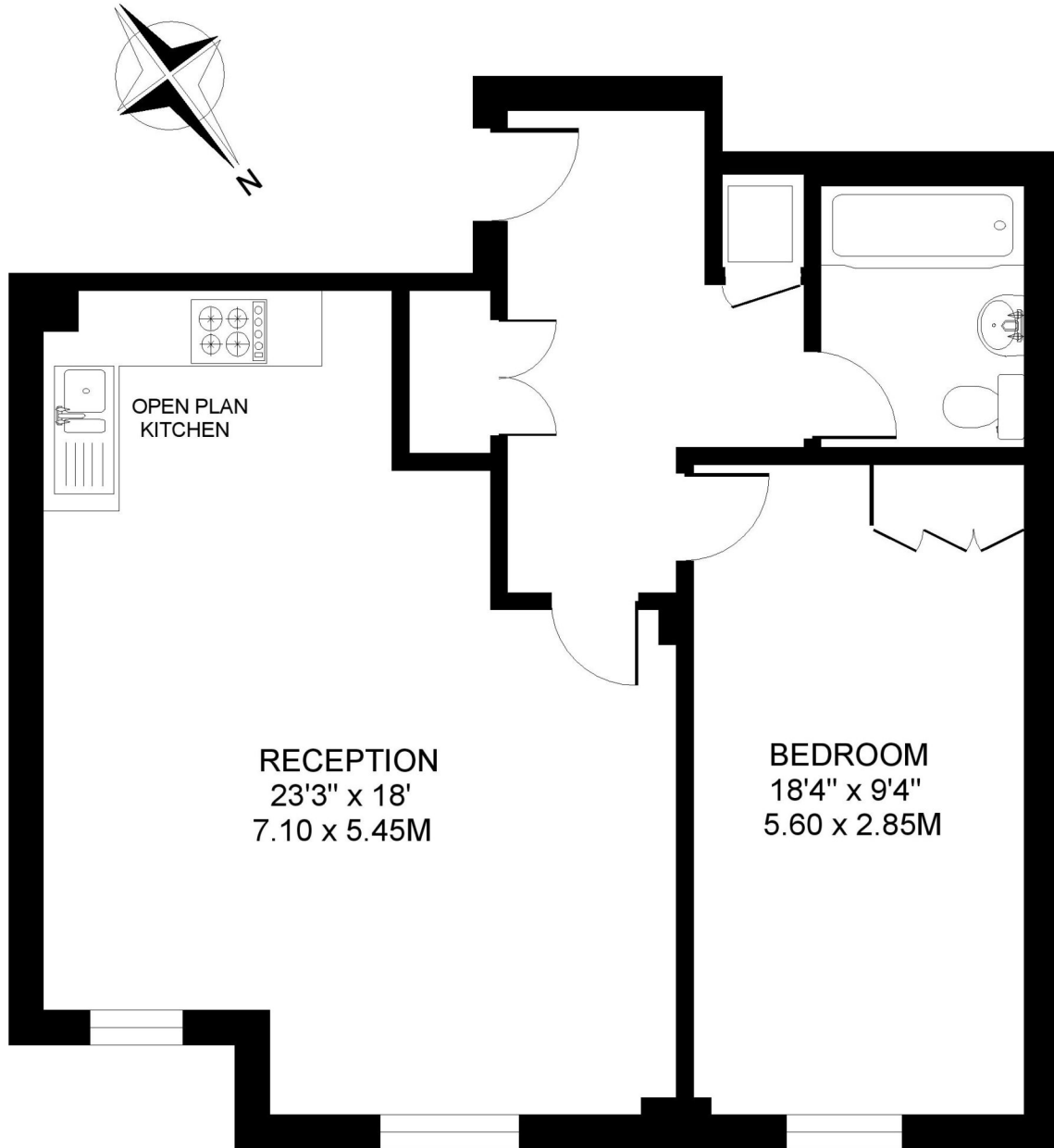
Kennington Underground Station (Northern Line) is just a short walk away (approximately 0.4 miles). Lambeth North Underground Station (Bakerloo Line) and Vauxhall Overground/Underground and Bus Stations (Victoria Line) are also close by (approximately 0.6 miles). The area is well-served by a frequent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

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



KENNINGTON ROAD. SE11
1 BEDROOM FLAT

Approximate gross floor area
683 SQ.FT / 63.4 SQ.M.



GROUND 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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