



Harleyford Street, SE11

£280,000 *Share of Freehold*



The perfect opportunity to acquire a well-laid out and spacious studio apartment, located right by Oval Underground Station and opposite The Oval cricket ground. EPC rating D

KEY FEATURES

- Excellent location
- Moments away from Oval Station
- Close proximity to Kennington Park
- Secure building



Kennington

020 7587 0600 | kennington@winkworth.co.uk

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DESCRIPTION

Entering the flat on the first floor and you are greeted by a small hallway with built in storage on your right.

Immediately ahead there is a generously sized bathroom, containing a bath with shower, sink, storage and W.C.

The reception room is a large space with the living quarters and kitchen at one end and the bedroom area at another.

The bed conveniently fits within a wall of built on storage, to further maximise the space.

The living quarters are a good size, accommodating a sofa, coffee table and a desk area and also a space for a dining table.

The kitchen is tucked away around the corner and offers a good amount of storage and worktop space, alongside an integrated electric hob and oven with further space for a fridge/freezer.

Occupants also have access to a secure and private storage space within the building on the ground floor. There is also a shared washing room.





MATERIAL INFO

Tenure: Share of Freehold

Term: 999 years from 29 September 2002 (975 years and 0 months)

Service Charge: £2,354 per annum

Ground Rent: Nil

Local Authority: Lambeth

Council Tax Band: B

EPC rating: D

PARKING

On street parking through the council or short stay and visitor parking available on site.

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – oil powered communal central heating

Sewerage – mains connected

Broadband – Ultrafast

LOCATION

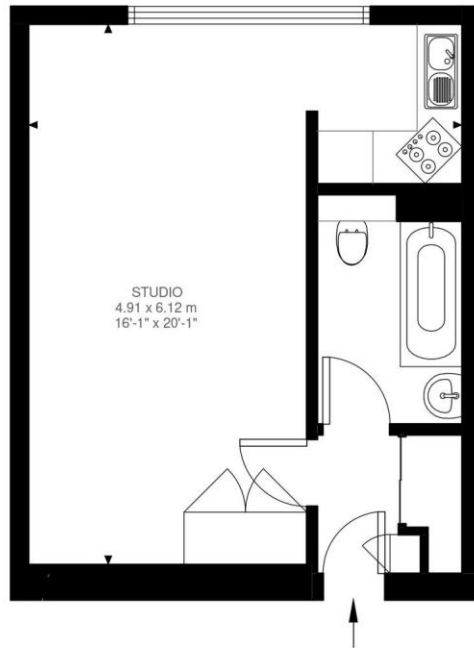
The studio apartment sits within Rothesay Court, right opposite The Oval cricket ground and moments away from Oval Tube. Kennington Park is just a stone's throw away and there is a variety of local cafés nearby as well as the weekly farmers market on Saturdays.

DIRECTIONS

Oval Underground Station (Northern Line) is approximately a one-minute walk away. Vauxhall Overground/ Underground Stations (Victoria and National Rail) are approximately 0.6 miles away (approx. 15 minutes' walk). The area is well served with bus routes into Central London and beyond.

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		
55-68	D	62 D	66 D
39-54	E		
21-38	F		
1-20	G		



First Floor
328 ft²

Harleyford Street, SE11
Approximate Gross Internal Area
30.49 SQ.M / 328 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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