



Cleaver Square, SE11

£1,425,000 *Freehold*

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A stunning three-bedroom late Georgian house, situated on the north-side of one of Kennington's most prestigious garden squares. EPC rating C.

KEY FEATURES

- Positioned on the prestigious Cleaver Square
- Large garden
- Great transport links
- Near to an array of local amenities



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DESCRIPTION

On entering the property, you are welcomed into a generous reception room which provides ample space for a range of freestanding furniture, including sofas and coffee tables. The room benefits from a large sash window overlooking the square, an ornate fireplace, woodburner, wooden flooring and useful built-in bookshelves.

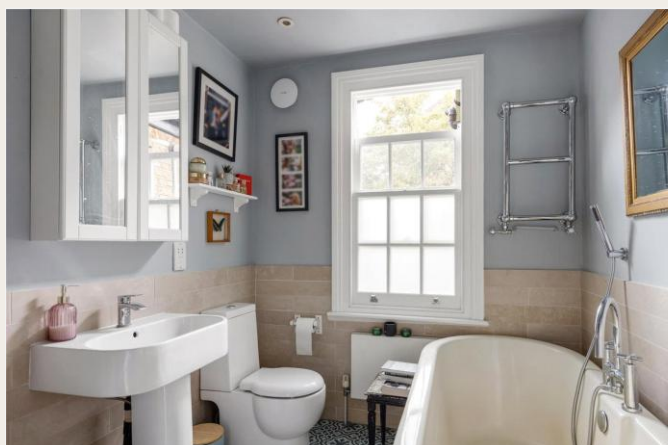
To the rear of the property is the well-appointed kitchen, offering ample worktop and storage space, with provision for a dishwasher and fridge/freezer, alongside an integrated fan oven and gas hob. The adjoining dining area flows naturally from the kitchen and provides plenty of space for a large dining table, making it an ideal setting for entertaining and hosting guests. A skylight and French doors flood the space with natural light, while a convenient downstairs WC, also housing the washing machine, completes the ground floor.

The first floor comprises two bedrooms and the family bathroom. The rear bedroom is a well-proportioned double bedroom with space for a range of freestanding furniture. The second bedroom is currently used as the principal bedroom and offers ample space for a large double bed, along with good built-in storage. The room also benefits from pleasant views across the square.

The family bathroom is fitted with a bath, separate walk-in shower, wash hand basin and WC.

The second floor is home to the largest of the three bedrooms, offering generous proportions with space for a large double bed and good built-in storage. The bedroom also benefits from an en-suite bathroom fitted with a shower, wash hand basin and WC.

To the rear of the property is a generously proportioned garden, providing an excellent outdoor space for relaxing, entertaining and enjoying the warmer months.





MATERIAL INFO

Tenure: Freehold

Term: NA

Service Charge: NA

Ground Rent: NA

Local Authority: Lambeth

Council Tax Band: G

EPC rating: C

PARKING

On-street parking is available from Lambeth Council

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – ultrafast broadband

LOCATION

Cleaver Square is a local Georgian square, quietly nestled between Kennington Park and Kennington Cross. Kennington Underground Station is moments away along with various amenities such as supermarkets, shops and of course the Prince of Wales pub.

DIRECTIONS

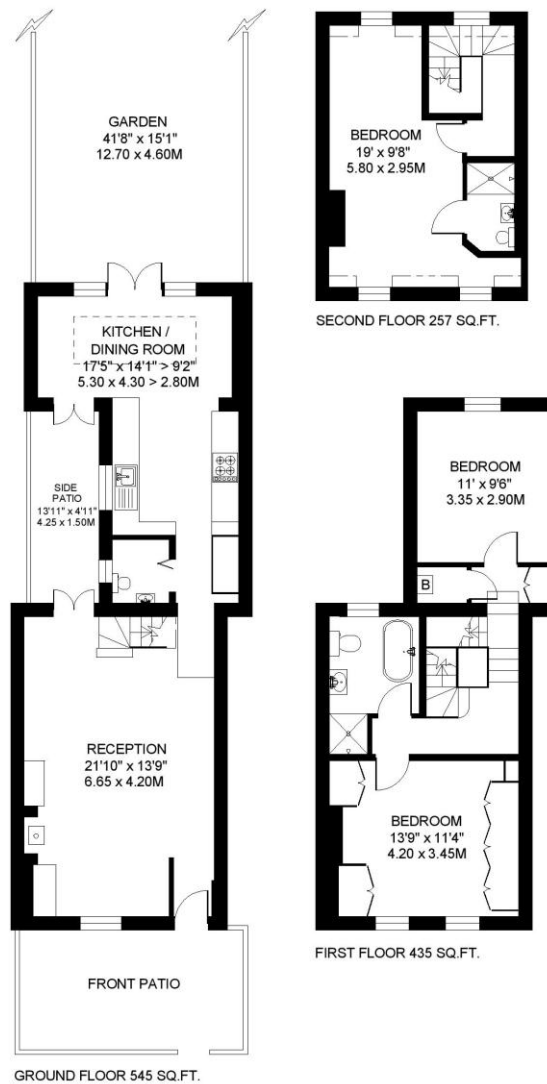
Kennington Underground Station (Northern Line) is approximately a 325 metre walk away. Elephant and Castle Overground and Underground stations (National Rail, Bakerloo and Northern Line) are approximately a 960 metre walk away.

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	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CLEAVER SQUARE SE11 3 BEDROOM HOUSE

Approximate gross floor area
1237 SQ.FT / 114.9 SQ.M.



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