



## Courtenay Street, London, SE11

£585,000 Share of Freehold

A fantastic opportunity to acquire a charming two double bedroom first floor flat with its own entrance, located within a beautiful Edwardian conversion. EPC rating D

## LOCATION

The flat is situated on Courtenay Street in between Sancroft Street and Kennington Lane and is close to the popular Courtenay Square. The street itself is lovely and quiet but is only a stone's throw away from bustling areas such as Kennington and Vauxhall.

## DESCRIPTION

Situated within the sought-after Division Bell area of Central Kennington, this charming period property offers the best of both worlds: tucked away on a quiet back street, yet just a five-minute stroll from the vibrant pubs, cafés, and amenities of Kennington Road and Vauxhall.

Arranged over the first and second floors of an attractive period building, this spacious flat blends character with practicality across two well-proportioned levels.

On the second floor of the property is a generous master bedroom, nestled within the roof space. Featuring sloped ceilings with eaves storage, a large skylight, an en-suite shower room, and a separate w/c and washroom, this carpeted space is both a bright and comfortable space.

The first floor comprises a welcoming reception room with carpeted flooring and ample space for any free-standing furniture you desire, this room benefits from two large windows that really brighten up the space.

The second double bedroom enjoys a cosy reading nook by the window, built-in storage, and space for a double bed perfect for guests, a home office, or family use.

A spacious hallway leads to a well-equipped kitchen, complete with black and white tiled flooring, generous worktop and cupboard space, and room for a dining table and chairs.

This level also features a family bathroom with shower-over-bath, vanity unit with storage, and a W.C.

The flat also benefits from access to the garden at the rear. The garden is not within the demise of the flat but the lease stipulates the leaseholder of this flat has the right to use the rear garden for sitting and walking only.

## SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £608 per annum (building insurance only)

Ground Rent - Nil

Council Tax Band - C

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – superfast Fibre Broadband

## LOCAL AUTHORITY

Lambeth

## TENURE

Share of Freehold - 999 years from 24 May 2019

## DIRECTIONS

Kennington Underground Station (Northern Line – both branches) is approximately 0.5 miles away.

Vauxhall Overground and Underground Stations (National Rail & Victoria Line) are approximately 0.6 miles away. The local area is also well served by a frequent bus service into Central London and the City for the slickers out there.

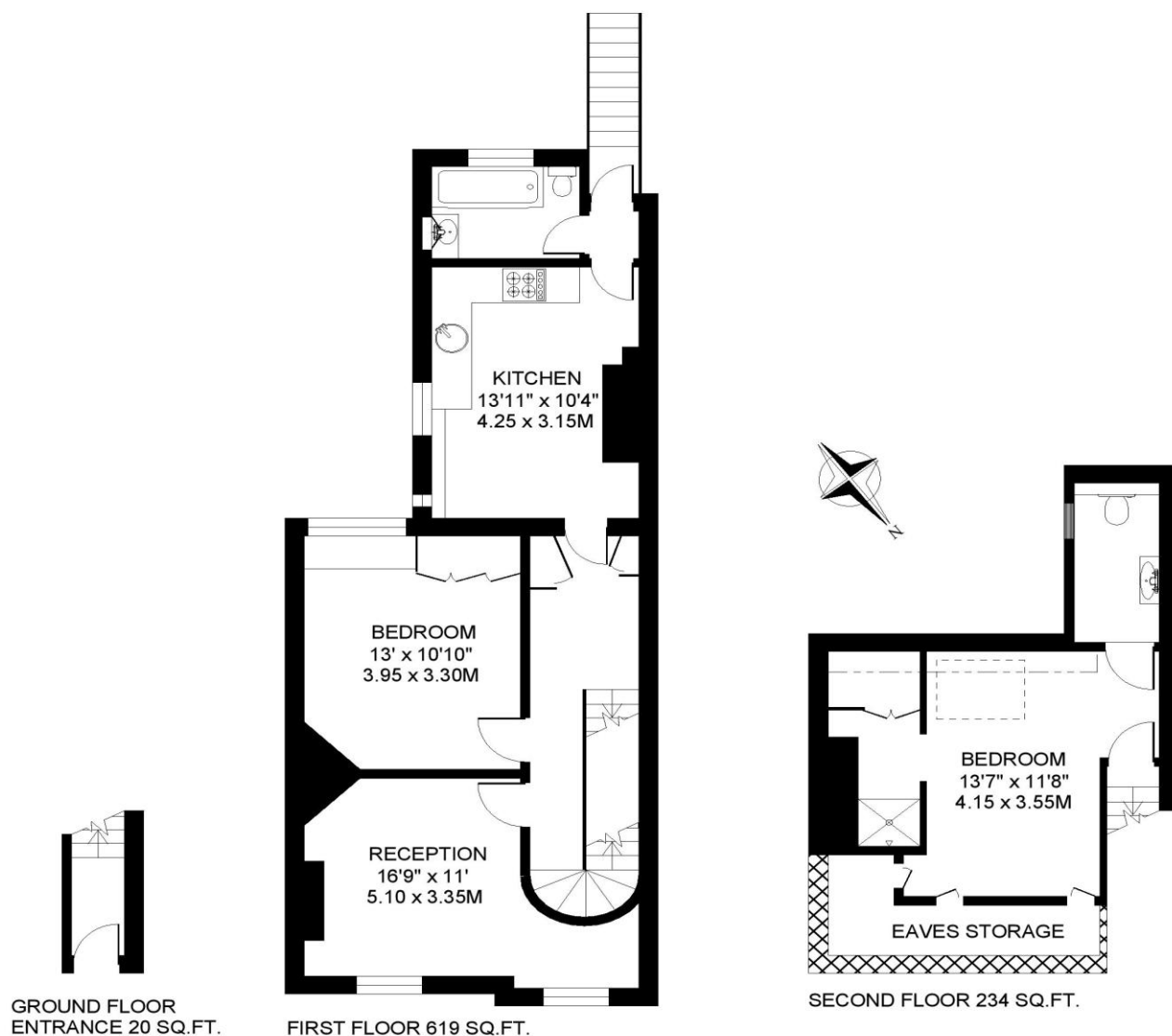
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	72 C
39-54	E		
21-38	F		
1-20	G		





COURTENAY STREET SE11  
2 BEDROOM FLAT

Approximate gross floor area  
873 SQ.FT / 81.1 SQ.M.  
Plus eaves storage 47 sq.ft. / 4.1 sq.m.



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Floorplan produced for Winkworth by Floorplanners 07801 228850

*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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