



## Eglington Court, Lorrimore Road, London, SE17

£485,000 Leasehold

Winkworth are proud to present this spacious three-bedroom ground-floor flat with a private front garden and balcony, only a short walk from Kennington Underground Station. EPC Rating E.

LOCATION

Eglington Court is located just off Chapter Road. Behind the square is the beautiful Pasley Park and a short walk away is Kennington Station.

DESCRIPTION

As you enter on the ground floor you are greeted by a spacious hallway with the master bedroom on your right, and the third bedroom on your left. There are also two large storage cupboards in the hallway.

The master bedroom is a great size with space for a king-sized bed and free-standing storage. The third bedroom opposite is smaller in size but would make a perfect study or child’s bedroom, and also benefits from fitted storage.

Next to the third bedroom is the bathroom, comprising a large bath with overhead shower, W.C., sink with vanity mirror above and storage below, plus a heated towel rail and underfloor heating.

Opposite the bathroom is the second bedroom, another good-sized double bedroom that looks out onto the balcony.

At the end of the hallway is the large open plan kitchen/reception room with beautiful wooden flooring throughout. The kitchen has been finished to an exceptional standard with an abundance of storage, wooden worktops with plenty of space, an integrated gas hob, double oven, dishwasher, fridge/freezer and a breakfast bar.

The reception space is bright and spacious, with room for a large L-shaped sofa, coffee table, dining table and chairs, and TV unit. The room is complemented with a beautiful fireplace and large windows letting in plenty of natural light. The balcony is accessed from the reception room and is decked, with space for a small table and chairs.

The flat also benefits from a large communal garden at the rear, part of which is sectioned off and a perfect place to relax in the summer months.

LOCAL AUTHORITY

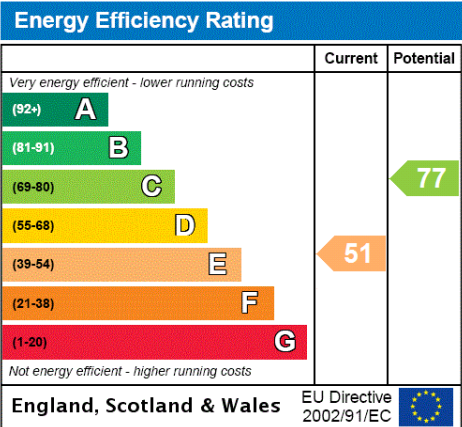
Southwark Council  
Council Tax Band C

TENURE

Leasehold - 125 years from 15 July 1991  
Ground rent: £25 per annum  
Service charge: Circa £1,600 per annum

DIRECTIONS

Kennington station is 0.3 miles away (7 minute walk). Walworth Road is 0.4 Miles away allowing access to bus routes into central London.



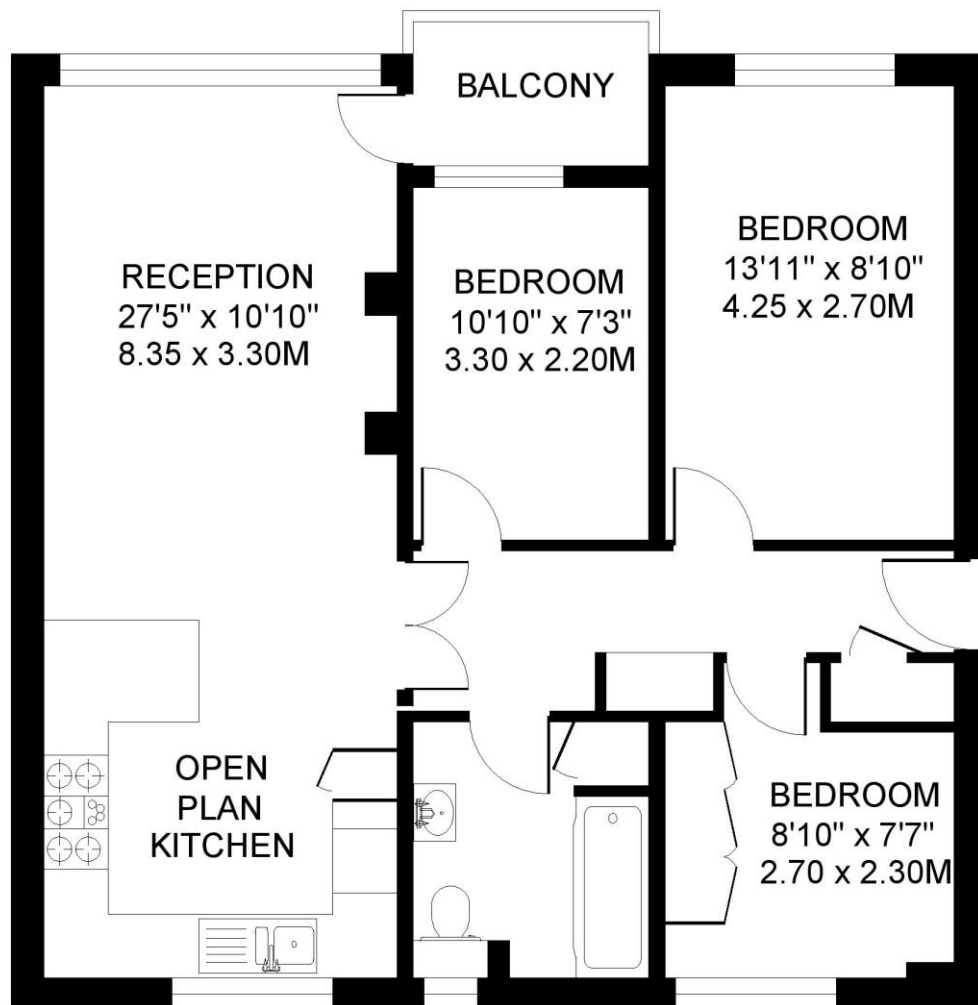






**EGLINGTON COURT SE17  
3 BEDROOM FLAT**

Approximate gross floor area  
738 SQ.FT / 68.5 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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