



Kennington Lane, London, SE11

£1,125,000 Freehold

A charming Victorian three-bedroom upper maisonette and separate one-bedroom basement flat situated on Kennington Lane between Kennington and Vauxhall. This property benefits from a sizeable 18-foot garden with side access, and the property as a whole, spans almost 1600 SQ/FT over four floors. EPC rating D

LOCATION

The house is located on Kennington Lane, a great location to access all the local amenities such as restaurants, pubs and supermarkets that both Kennington and Vauxhall have to offer.

DESCRIPTION

Enter the upper maisonette on the raised ground floor and immediately you are presented with a bright and spacious open-plan modern kitchen reception. You will notice that the maisonette has been finished to a fantastic standard throughout, with double glazed sash windows and underfloor heating on the raised ground floor and in both bathroom.

The reception towards the front features high ceilings and a beautiful Victorian bay window offering views over the front garden, with shelving and storage surrounding the chimney breast. The new kitchen behind offers an electric fan-powered oven with induction hob, Belfast sink and plenty of storage found both above and below the kitchen units, as well as space for a breakfast table.

Behind the kitchen sits a utility room offering an abundance of additional storage, sink, and space for a dishwasher. Outside the utility room, there is more than enough space to accommodate a large fridge and freezer.

Upstairs on the first floor, there is a master bedroom and two bathrooms. The master bedroom spans the full width of the building offering copious amounts of space with an ensuite bathroom next door offering a modern walk-in shower, heated towel rail, sink and W.C. Behind, sits the large family bathroom with chequered tiled flooring, walk-in shower, separate bath, sink and W.C.

On the second floor, again at the front, you will find an equally spacious second bedroom with more than enough space to accommodate a king-size bed with additional space reserved for free-standing furniture. The third double bedroom at the rear provides views over the rear garden. An airing cupboard is found on the landing to the second floor providing space for a washing machine and dryer.

On the lower ground floor, via a separate entrance, you enter the self-contained one-bedroom flat. At the front sits the large bedroom with built in storage. Behind, sits the open plan kitchen reception, bathroom and separate dining room. Access to the garden is provided through the dining room via bi-folding doors.

The paved, walled garden is well-sized and includes a useful side access from the front of the property, perfect for storing bicycles. The front garden features a lawn with a paved footpath to the property.

This property offers huge potential but is also very flexible in terms of how it can be used, both the upper flat and the lower flat rent very well meaning you could live in one part and have a rental income from the other part. You could also turn it back into a large four bedroom house, apply for off street parking and create a roof terrace on the rear extension – all subject to planning permission.

PARKING

Residents' parking

UTILITIES

- Electricity – mains connected
- Gas – mains connected
- Water – mains connected
- Heating – gas central heating
- Sewerage – mains connected
- Broadband – Fibre to the Cabinet Broadband

Mains gas, electricity and water are each on one meter for both basement and upper maisonette.

LOCAL AUTHORITY

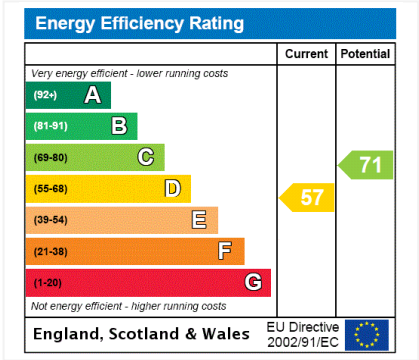
Lambeth
Separate Council Tax (basement flat band C, upper maisonette band F)

TENURE

Freehold

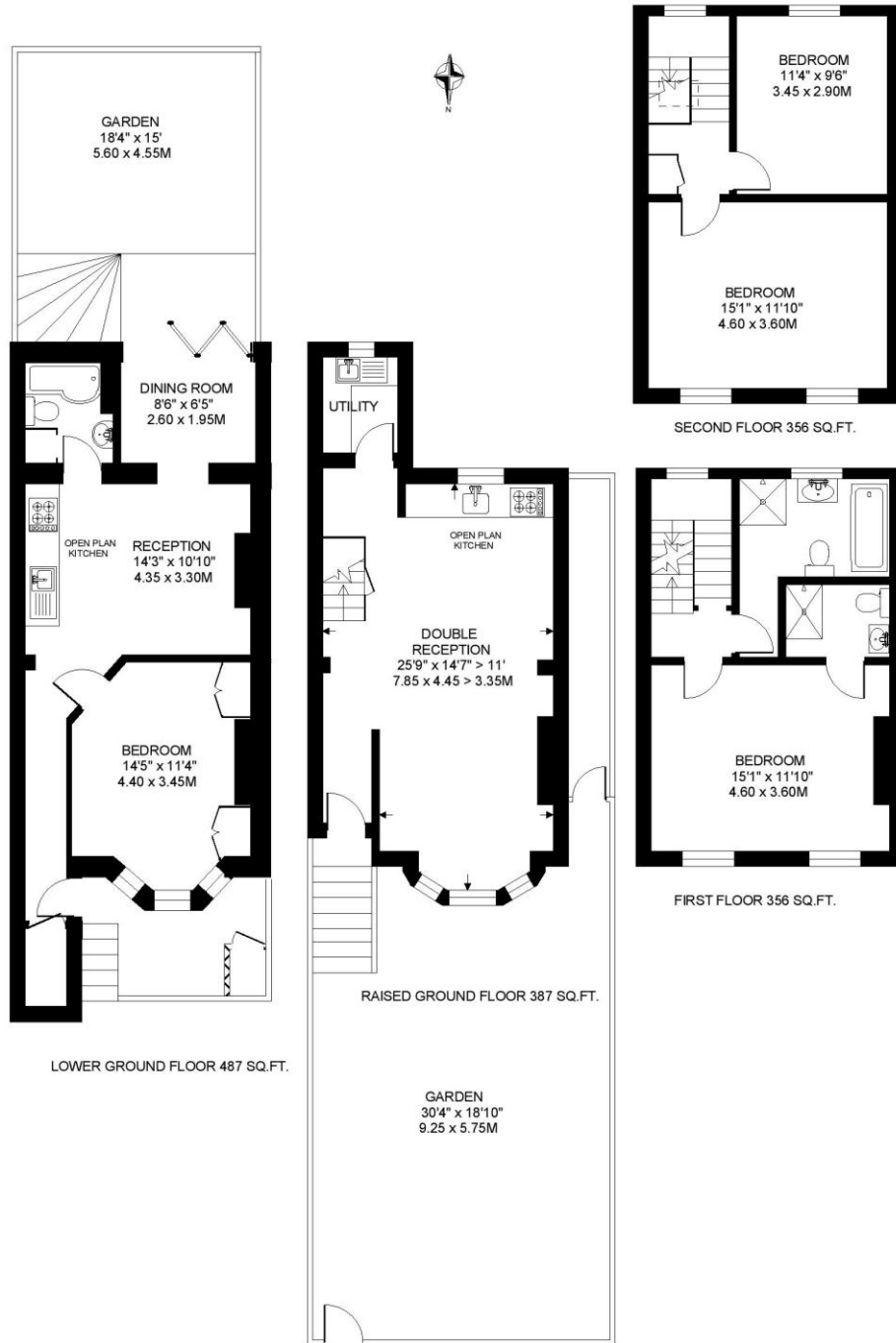
DIRECTIONS

Vauxhall Station and Underground Station is just a ten-minute walk from the house providing you with access to National Rail services and the Victoria Line connecting you to central London. Kennington Underground Station is also a ten-minute walk East of Loughborough Street providing you with alternative access to central London via the Northern Line (both branches). The nearest bus stop is just 100 meters away. Kennington Lane is well served by frequent bus services into Central London.





KENNINGTON LANE. SE11
4 BEDROOM HOUSE
Approximate gross floor area
1586 SQ.FT. / 147.3 SQ.M.



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