



Derby House, Walnut Tree Walk, London, SE11

£450,000 Leasehold

A modern and spacious two double bedroom flat located on Walnut Tree Walk, in the heart of Kennington. The flat is set in a purpose-built development and situated on the ground floor. EPC Rating D.

LOCATION

Walnut Tree Walk is a quiet road in between Kennington Road and Lambeth Walk. The property is not too far away from Kennington Cross and the Imperial War Museum. Derby House is also well located for local shops and restaurants and Parliament Square is just a short walk away.

DESCRIPTION

The flat is situated just off Walnut Tree Walk very close to the road and on the ground floor. The flat benefits from double glazing and wooden floors throughout and plenty of storage space; with two cupboards on the right as you walk in, which is ideal for storing any items not wanted on show. The bathroom is a good space comprising a bath with shower above, sink, W.C and shelving.

The kitchen is a decent size with an abundance of work and storage space for all your kitchen equipment. In addition, there is space for a washer, fridge and a small table against the wall.

On the other side, there is a lovely living room, which can fit a four seated table and two large sofas. This room also offers two large windows, which allow light to flood the room.

Both bedrooms are similar sizes and can easily accommodate double beds. There is also room for a large wardrobe and a chest of drawers in both bedrooms; which would be perfect for people sharing the flat.

This property would be ideal for a buyer wanting to settle into a comfortable and spacious two-bedroom flat, that doesn't require any work.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge – approximately £2,000 per annum
Ground Rent - £10.00 per annum
Council Tax Band - B

UTILITIES

Electricity – mains connected.
Gas – mains connected.
Water – mains connected no meter.
Heating – gas central heating.
Sewerage – mains connected.
Broadband – community fibre.

LOCAL AUTHORITY

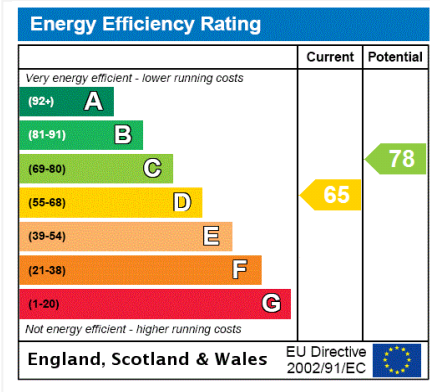
Lambeth

TENURE

Leasehold - 125 years from 12 February 1990

DIRECTIONS

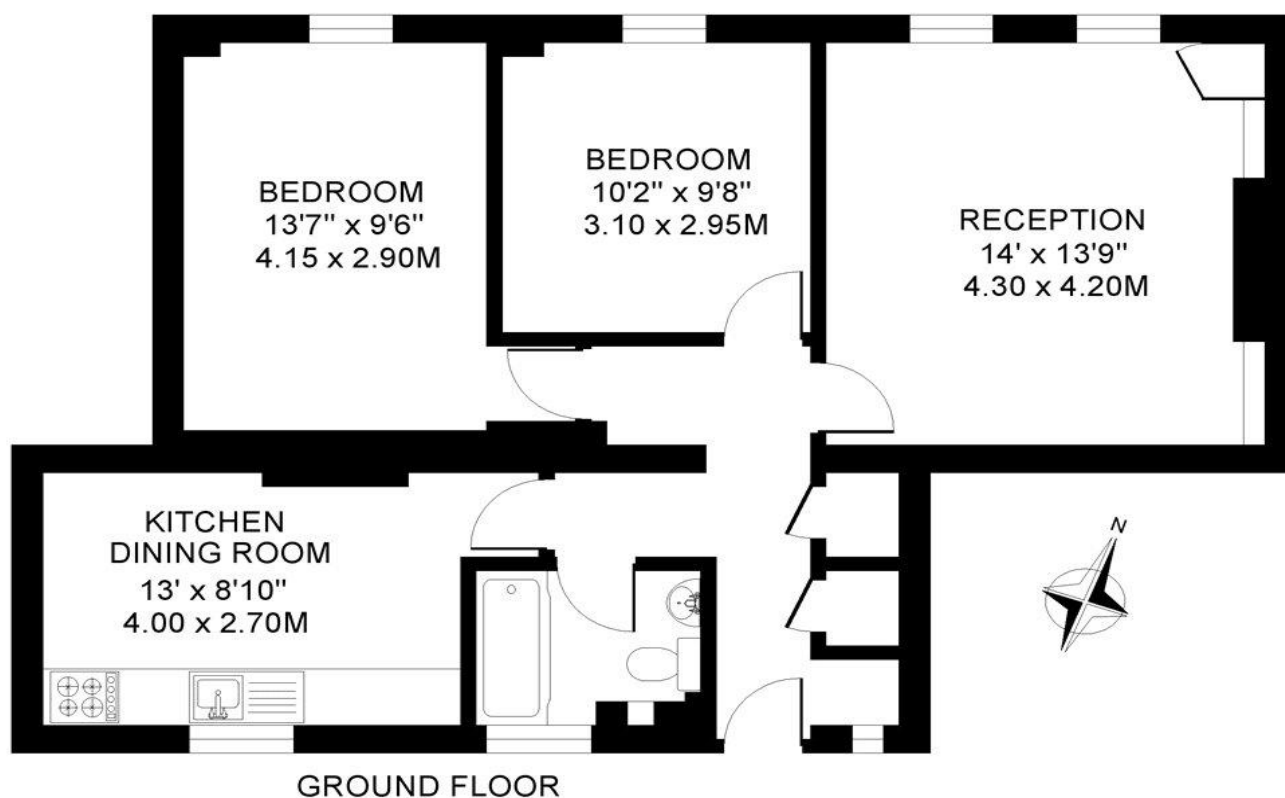
Lambeth North Underground Station (Bakerloo Line) is approximately 0.5 miles away whilst Kennington Underground Station (Northern Line - branches) is approximately 0.7 miles; offering easy access into Central London. Buses frequently run along Kennington Road and Santander bikes are available close by.





DERBY HOUSE. SE11
2 BEDROOM FLAT

Approximate gross floor area
737 SQ.FT / 68.5 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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