



Cleaver Square, London, SE11

£1,700,000 Freehold

A stunning three-bedroom, Grade II Listed, Georgian house situated on the popular Cleaver Square. The house comes with planning and listed building consent for internal changes and a wraparound extension increasing the floor area by circa 300 Sq. Ft and creating another bedroom.

LOCATION

Set in one of the most prestigious squares in the area, you'll find Cleaver Square in the heart of Kennington, between Kennington Lane and Kennington Park Road. The highly regarded square, loved by locals and known for its pétanque and fantastic pub nestled in the corner.

DESCRIPTION

Entering the property, the beautiful reception and dining space is to your left. There are two fireplaces as centrepieces of each room and light flows between the sash window at the front and rear. This is a fantastic area to entertain guests as well as relax. You will find a hatch in the floor of the dining room which provides access to the cellar. The cellar is standing height so a perfect place for storage.

Heading to the rear of the house, down the hallway you will pass a w/c on your right, and then you are into the beautiful kitchen. The kitchen is a fully fitted modern kitchen with oven, hob above and extractor fan, a dishwasher. There is also space for a washing machine and separate dryer. It has a handy breakfast bar and has plenty of workspace and storage options. The kitchen is a wonderful bright space with a fantastic view on to the garden behind. Access to the garden is to the side of the kitchen.

The generous landscaped garden is a lovely space to enjoy in the spring and summer months.

Heading up to the first floor, the bedroom to the rear is a great guest space, with wardrobe space-built in, this could easily be into a lovely home office too.

A large double reception space also occupies the first floor. A breathtaking space with a stunning view onto the square. Again, dual fireplaces in each room making it a perfect room to relax and enjoy time with the family.

Continuing up to the top floor which is occupied by two further bedrooms and a bathroom in its current configuration. The wonderful master bedroom is to the front of the house. Suitable for a king-sized bed and housing two large built in wardrobes. The other bedroom, although smaller, is still a charming space, and ample space for a large double bed and further freestanding storage.

The bathroom is finished to an excellent standard, tiled throughout, and housing a freestanding bath, walk in shower, sink and W.C.

For a detailed synopsis of the planning permission granted, please use following reference number: 22/01283/FUL on the Lambeth Planning portal online.

LOCAL AUTHORITY

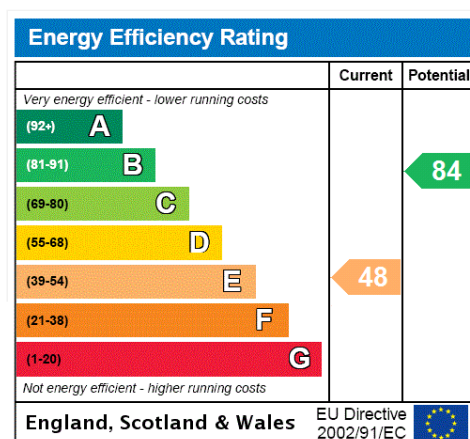
Lambeth

TENURE

Freehold

DIRECTIONS

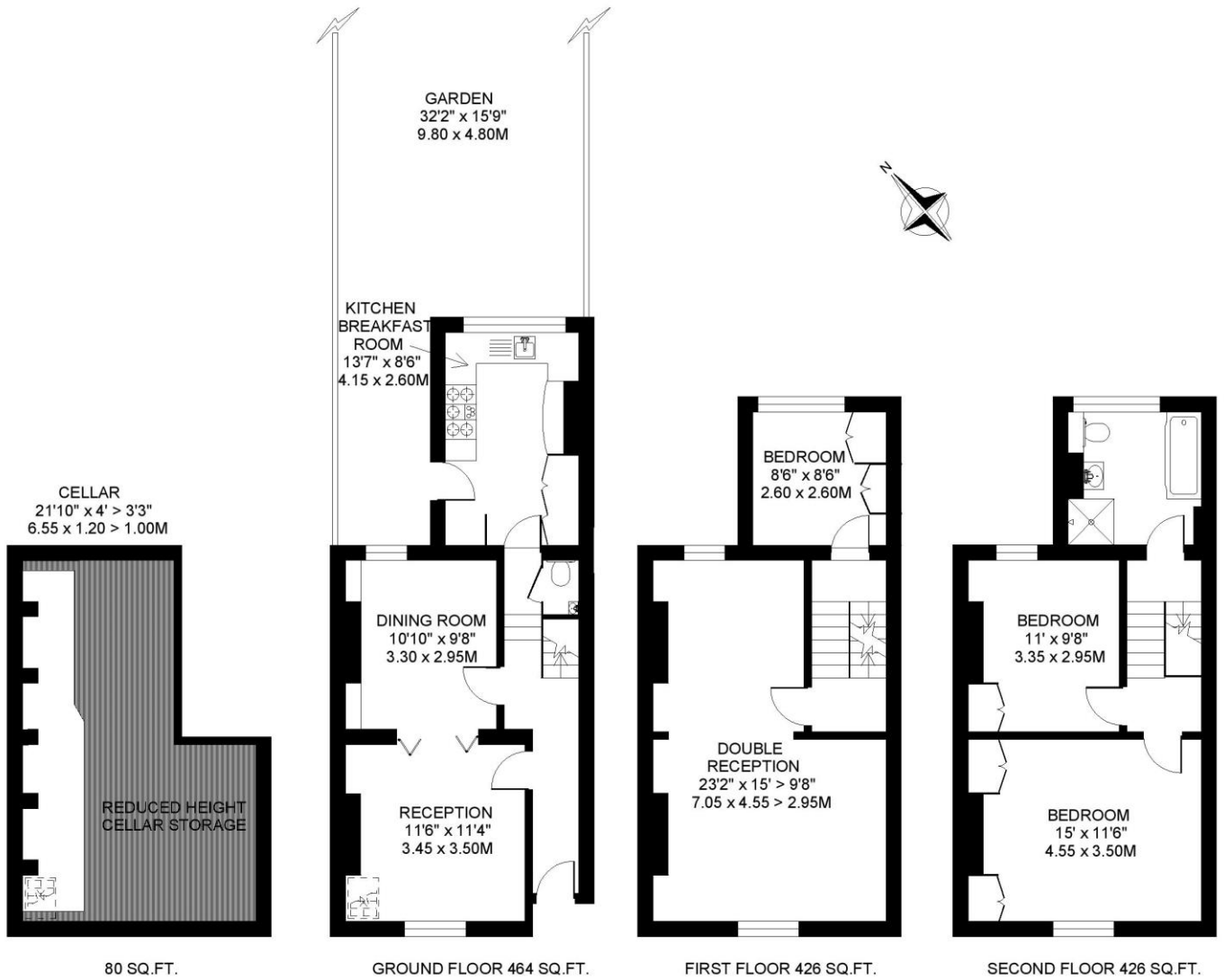
Kennington Underground Station (Northern Line) is a 260-metre walk. Elephant & Castle Overground/ Underground Stations (National Rail, Northern and Bakerloo Line) is roughly a 1120-metre walk. The area is also well served with frequent bus services and Santander Cycles just off the square.





CLEAVER SQUARE. SE11 3 BEDROOM HOUSE

Approximate gross floor area
1358 SQ.FT. / 126.2 SQ.M.
PLUS 203 SQ.FT. / 18.9 SQ.M.



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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Floorplan produced for Winkworth by Floorplanners 07801 228850

Kennington | 020 7587 0600 | kennington@winkworth.co.uk