

Kennington Road, London, SE11

£975,000 Share of Freehold

Winkworth are proud to present this exceptional Grade II listed Georgian, completely modernised three-bedroom second floor lateral conversion flat, offering a unique and impressive living space overlooking Kennington Green. EPC rating C

LOCATION

The flat is on the Southern end of Kennington Road, right on Kennington Green and minutes away from Kennington Cross. Kennington is a wonderful area with plenty of local restaurants and cafes, Kennington benefits from excellent transport links and beautiful parks and squares.

DESCRIPTION

Situated on the second floor, this impressive flat immediately gives a sense of space and light.

Upon entry, you're welcomed into a generous hallway that leads to the reception room and all three bedrooms. The reception room is a standout feature of the property with an original fireplace, with two large windows that fill the space with natural light and create a bright, airy feel—ideal for both relaxing and entertaining. The room comfortably accommodates a large sofa, dining table, and other freestanding furniture.

Next to the reception room is the modern bespoke designer kitchen, finished to a high standard with quartz worktops and a full range of appliances, including two ovens, an induction hob, a fridge freezer, large dishwasher, washing machine, and sink. There is also space for a dining area, which overlooks Kennington Green.

Proceeding along the hallway, you'll find three well-sized bedrooms. The first, located on the left, is a double bedroom featuring a charming sash window and built-in storage. Next is the spacious master bedroom with a unique curved window and a wonderful en-suite bathroom complete with a separate bath and walk-in shower. Further along the corridor is a third double bedroom, along with a main bathroom.

The property underwent a complete modernisation, including rewiring and replumbing in 2019. There is secondary glazing throughout.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £4,228 per annum (inc. reserve fund)

Ground Rent - peppercorn

Council Tax Band - E

PARKING

On-street parking available from Lambeth Council

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – ultrafast broadband

LOCAL AUTHORITY

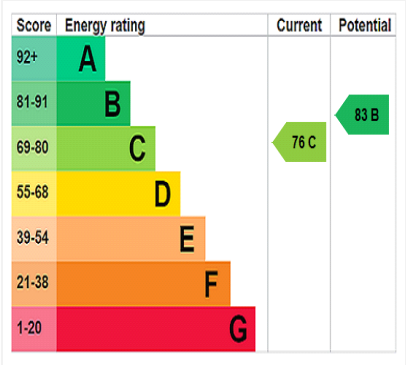
Lambeth

TENURE

Share of Freehold - 999 years commencing on 1 May 2010 to and including 30April 3009

DIRECTIONS

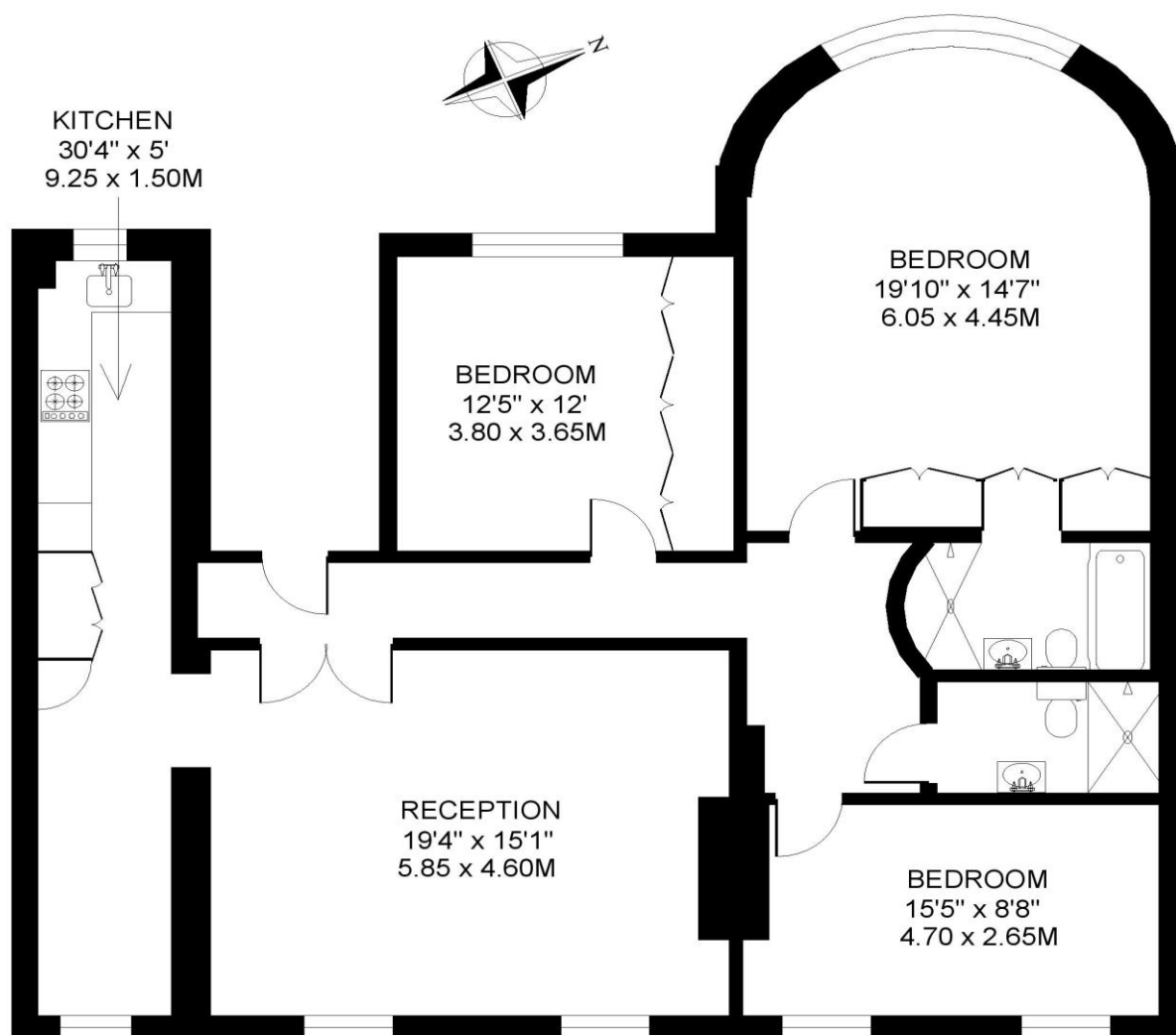
Kennington Underground station (Northern Line) is approximately 0.4 miles away. Vauxhall overground/underground/bus station (Victoria Line) is approximately 0.6 miles away. Lambeth North Underground Station (Bakerloo Line) is also 0.6 miles away. The area is well served by a frequent bus service into central London.





KENNINGTON ROAD SE11
3 BEDROOM FLAT

Approximate gross floor area
1311 SQ.FT / 121.8 SQ.M.



SECOND FLOOR

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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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