



Kennington Park Road, Kennington, London, SE11

£375,000 *Share of Freehold*



A fantastic opportunity to acquire a spacious one-bedroom second floor flat, situated in the heart of Kennington and moments from the tube. EPC rating C

KEY FEATURES

- Period flat
- Abundance of natural light
- Dual aspect
- Very close to Kennington Tube Station
- Good condition



Kennington

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DESCRIPTION

Situated on the second floor of an attractive four-storey Grade II listed Georgian building, this beautifully presented flat combines period charm with modern functionality.

The property offers a generous open-plan kitchen and reception room, a well-proportioned double bedroom, and a stylish bathroom.

You are welcomed into a spacious hallway with a full-height storage cupboard, ideal for use as a utility space. The hallway leads through to the open-plan kitchen and reception room, where a striking bow window spans the width of the room, flooding the space with natural light. The reception area comfortably accommodates a three-seater sofa, coffee table, and dining table for four.

The kitchen features fitted wooden units above and below the worktops, a double sink with mixer tap, fan oven, four-burner gas hob with extractor above, and a tiled splashback. There is also space for an under-counter fridge freezer.

The bathroom, located off the landing between the reception room and bedroom, is fitted with a bath and overhead shower, wash basin, WC, and heated towel rail.

The bedroom sits at the front of the property and benefits from two sash windows with secondary glazing, creating a bright and welcoming space. There is ample room for a large double bed, bedside tables, and a wardrobe.





MATERIAL INFO

Tenure: Share of Freehold

Term: 999 years from 25 November 1988

Service Charge: £564 per annum (building insurance only)

Ground Rent: Nil

Local Authority: Southwark Council

Council Tax Band: D

EPC rating: C

PARKING

On-street parking is available from Southwark Council

UTILITIES

Electricity – Mains

Water – Mains

Heating – Gas

Sewerage – Mains

Broadband – Ultrafast broadband

LOCATION

Positioned moments away from Kennington Underground Station and just a short walk from Kennington Park, this property is in the heart of Kennington and close to amenities including restaurants, pubs and local supermarkets.

DIRECTIONS

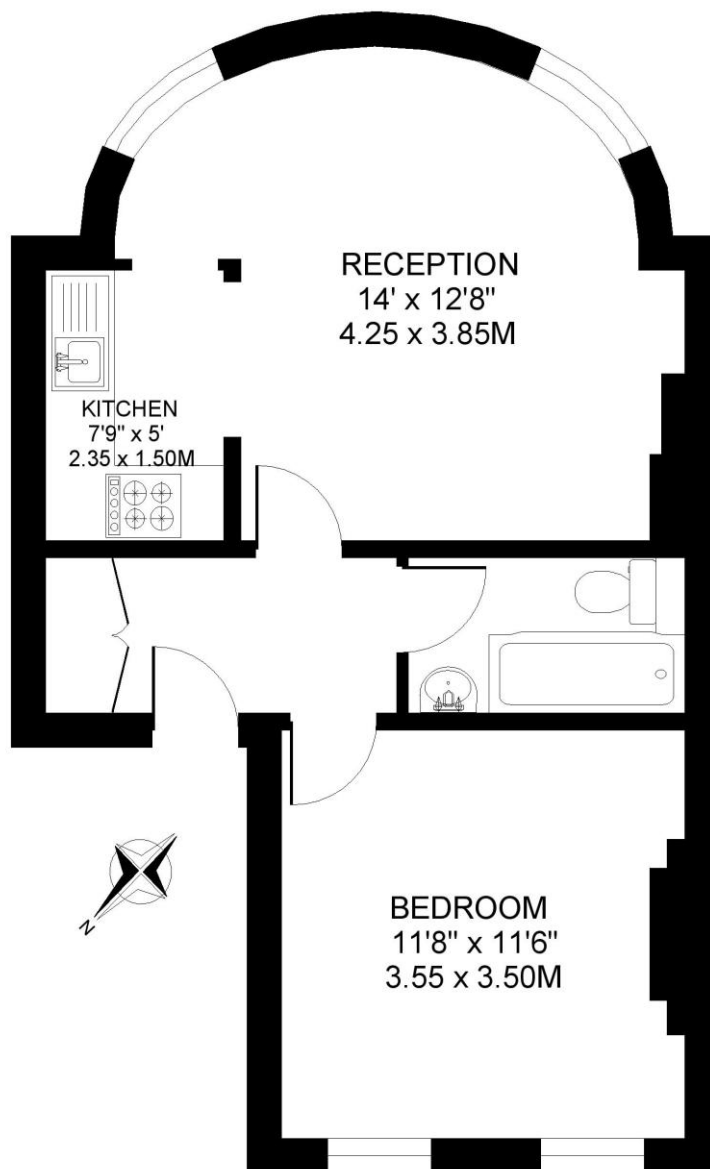
Kennington Underground Station (Northern Line) is approximately 0.3 miles away. Elephant and Castle Underground/Overground Stations (National Rail, Northern and Bakerloo Line) are approximately 0.7 miles away. Kennington Park Road is also well-served by a frequent bus service to the City, West End and beyond.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KENNINGTON PARK ROAD. SE11
1 BEDROOM FLAT

Approximate gross floor area
447 SQ.FT. / 41.5 SQ.M.



SECOND FLOOR

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for every step...

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