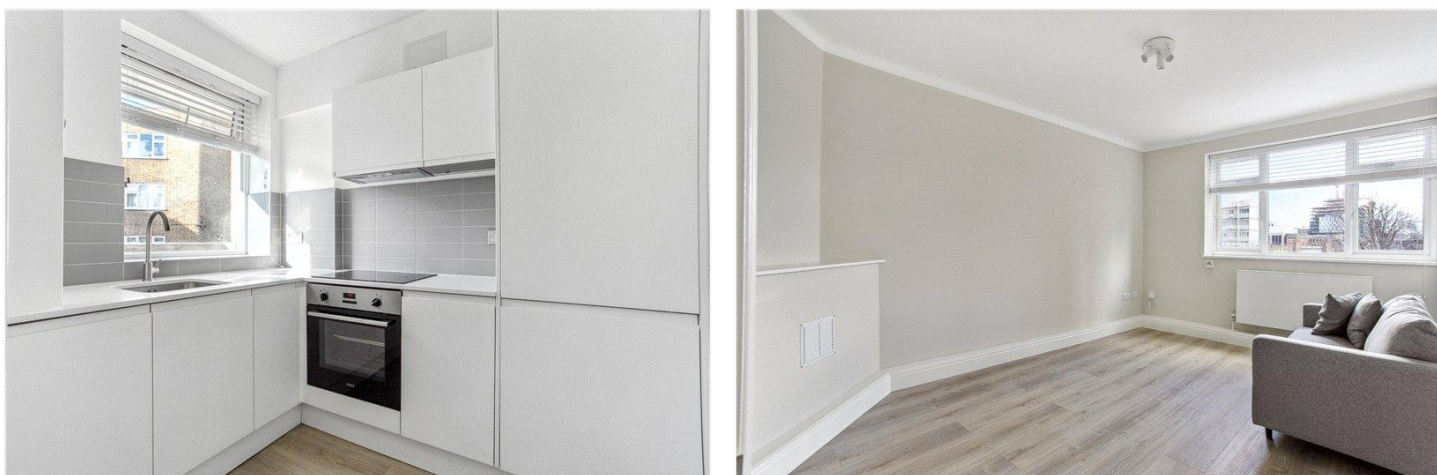




Benson House, Hatfields, London, SE1

£395,000 Leasehold

A fantastic opportunity to acquire a well-proportioned one-bedroom flat in a charming purpose-built block in Waterloo overlooking communal gardens below. EPC rating C

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LOCATION

Benson House is located on Hatfields, just off the vibrant Cut. There are numerous pubs, shops and restaurants in the immediate area, providing no shortage of entertainment.

DESCRIPTION

This flat has been finished to a superb standard, with every inch of space thoughtfully maximized for optimal comfort and functionality. The kitchen offers an abundance of space and storage. It's equipped with all the modern conveniences, including an integrated electric fan oven, induction hob, boiler, and ample room for a fridge/freezer and washing machine. Solid countertops, a stainless-steel sink, and a large, double-glazed window provide a perfect blend of style and practicality, with pleasant views of the well-maintained communal garden. Adjacent to the kitchen is the spacious reception room, which easily accommodates a large sofa, dining table, and chairs. The high ceilings create a bright and airy atmosphere, further enhanced by generous double-glazed windows that flood the space with natural light. The bedroom features large, double-glazed windows, soaring ceilings, and sleek engineered wood flooring. There's plenty of room for a king-size bed, along with two generous storage cupboards to keep your space organized. Off the bedroom, you'll find the bathroom, fitted with a contemporary white suite. It includes a shower, WC, heated towel rail, extractor fan, and large double-glazed windows.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge – To Be Confirmed
Ground Rent - NIL
Council Tax band - B

UTILITIES

Electricity – mains
Water – mains
Heating – electric
Sewerage – mains
Broadband – ultrafast broadband

LOCAL AUTHORITY

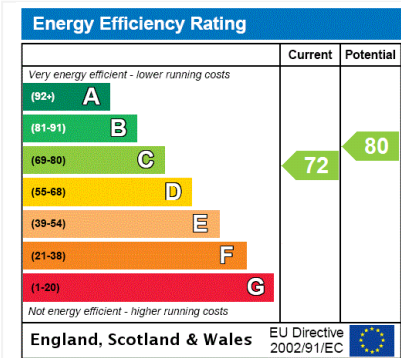
Lambeth

TENURE

Leasehold - a new 150 year lease

DIRECTIONS

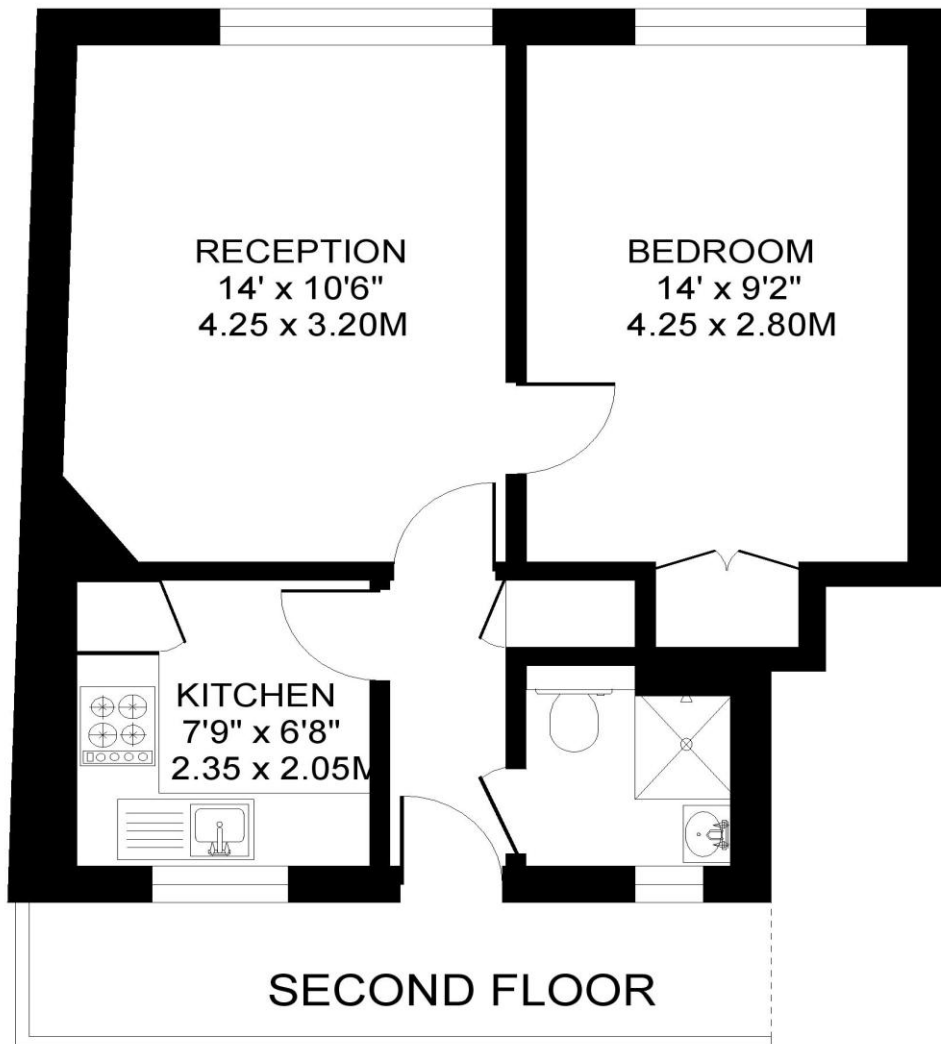
Waterloo mainline station (National Rail, Northern, Bakerloo, Jubilee and Waterloo & City Lines) is approximately 360m away. Southwark Station





**BENSON HOUSE. SE1
1 BEDROOM FLAT**

Approximate gross floor area
410 SQ.FT / 38 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.

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