



Cleaver Square, Kennington, London, SE11

£1,625,000 Freehold

A rare opportunity to acquire a fantastic three bedroom Grade II listed Georgian house in need of some modernisation, with a conservatory leading out to the South West facing walled garden. The excellent position on Cleaver Square offers views onto one of the most attractive Squares in Kennington. EPC Exempt.

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LOCATION

Cleaver Square is a charming Georgian Square located between Kennington Park Road and Kennington Cross. It's an unique location with an active and sociable residents association. Situated in a well preserved conservation area, and with just moments away from Kennington Underground Station. Conveniently located to the iconic Battersea Power Station development and within easy access to the City, Westminster and the Houses of Parliament.

DESCRIPTION

As you enter the house there's a spacious, attractive double reception room with a fireplace and solid wood flooring. From there down a few steps, you find a light Conservatory which makes a fantastic second reception. Beyond is a sunny and private South West facing walled garden.

The lower ground floor has a large open plan kitchen/diner with plenty of fitted cupboards and there is also a utility room to the rear with a shower and W.C. This floor also has a separate entrance from the front of the house via the lower ground floor with a front patio.

On the first floor is the principal bedroom with fitted cupboards and views of the Square and a large en-suite bathroom behind. There are two further bedrooms on the top floor, a large double at the front, overlooking the Square, with fitted wardrobes and a smaller double bedroom overlooking the garden.

The house requires some modernisation throughout.

PARKING

Permit parking

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Ultrafast

LOCAL AUTHORITY

Lambeth

Council Tax Band G

TENURE

Freehold

DIRECTIONS

Kennington Underground (Northern line) is just a stone's throw away, approx. 0.8km. Elephant and Castle Underground Station (Bakerloo and Northern lines) is approx. 1.4km.



CLEAVER SQUARE. SE11
3 BEDROOM HOUSE

1480 SQ.FT / 137.4 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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