



Kennington Park Road, London, SE11

£950,000 Share of Freehold

A stunning Grade II listed Georgian conversion, this three-bedroom split-level flat on the prestigious Kennington Park Road boasts meticulous decoration to an exceptional standard, complemented by a breathtaking roof terrace offering panoramic views of London.

LOCATION

Kennington Park Road runs along Kennington Park, past Kennington Station and up to Elephant and Castle. Kennington Road, a short walk away, house local amenities such as coffee shops, restaurants and other shops. The flat also sits in Kennington Park Road conservation area.

DESCRIPTION

The two double bedrooms offer a balanced layout, with the master slightly larger. The third bedroom serves as a versatile space, ideal for either a single bedroom or a productive office area, with a treelined view down Kennington Park Road. Each bedroom features built-in wardrobes and sash windows.

Ascending to the third floor, an inviting open-plan living room and kitchen await, seamlessly connected for effortless flow. The reception room showcases herringbone wooden floors and original fireplace all enhanced by beautiful cornicing. This adaptable space accommodates a large sofa and dining area with ease.

The kitchen is designed for practicality and aesthetic appeal, offering ample storage and a modern contrast of dark blue accents against a white quartz countertop. It comes complete with integrated appliances such as a dishwasher, washing machine, and induction hob, as well as a handy wine fridge and space for a fridge freezer.

The bathroom features a touch of refinement with its grey stone wash tiling. Operating as a wet room, it offers a freestanding bath and a separate stand-up shower, alongside a sink basin, toilet, and storage solutions.

Finally, the crowning jewel of this property is the expansive roof terrace, offering breathtaking views and an idyllic setting to unwind in the sun.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground Rent - £0.00

Service Charge - £0.00

Building Insurance - £682.10 per annum

Council Tax Band - E

EPC - TBC

UTILITIES

Electricity – mains connected

Gas – mains connected to the house, but not the flat.

Water – mains connected with smart meter

Heating – underfloor heating throughout, hot water by electric boiler

Sewerage – mains connected

Broadband – Standard Broadband

LOCAL AUTHORITY

Lambeth, London

TENURE

Share of Freehold – 960 years

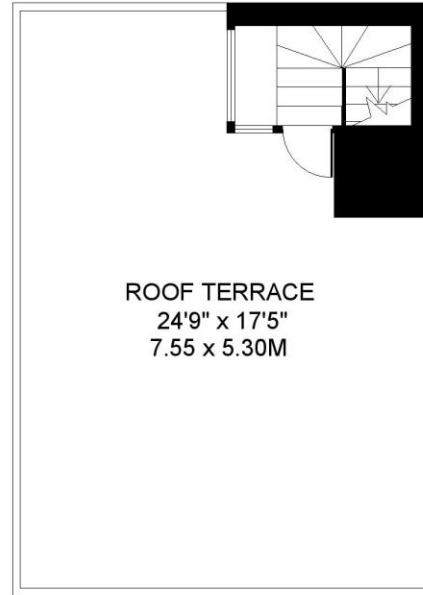
DIRECTIONS

Kennington Underground Station (Northern Line – both branches) is approximately 0.2 miles away. Elephant & 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.



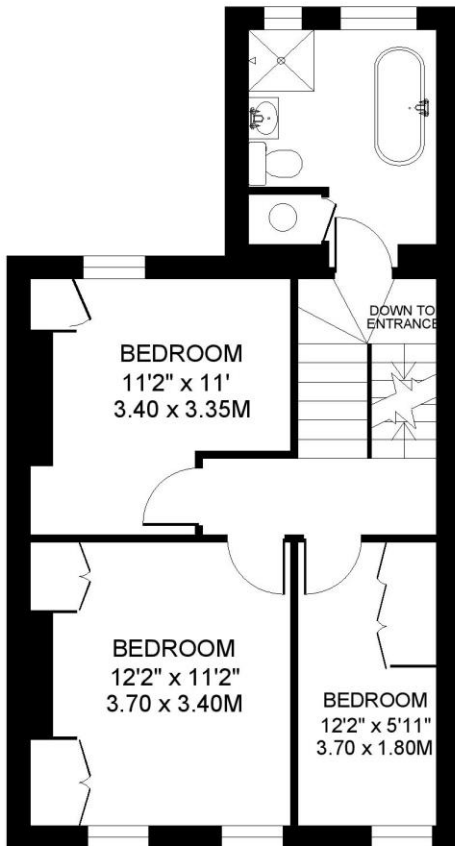
KENNINGTON PARK ROAD SE11
3 BEDROOM FLAT

Approximate gross floor area
937 SQ.FT. / 87 SQ.M.



ROOF TERRACE
24'9" x 17'5"
7.55 x 5.30M

FOURTH FLOOR 32 SQ.FT.

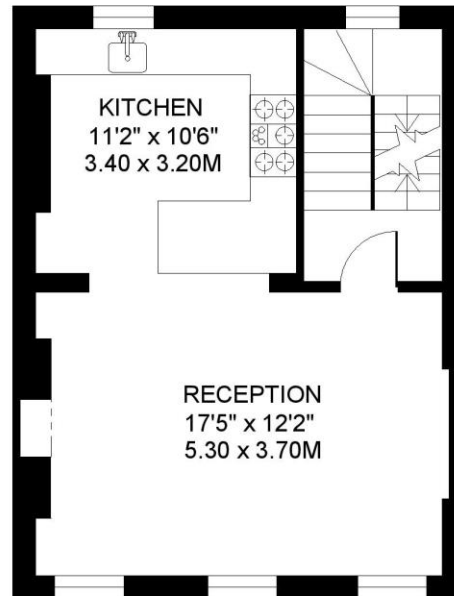


BEDROOM
11'2" x 11'
3.40 x 3.35M

BEDROOM
12'2" x 11'2"
3.70 x 3.40M

BEDROOM
12'2" x 5'11"
3.70 x 1.80M

SECOND FLOOR 494 SQ.FT.



KITCHEN
11'2" x 10'6"
3.40 x 3.20M

RECEPTION
17'5" x 12'2"
5.30 x 3.70M

THIRD FLOOR 411 SQ.FT.

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