



Tamar House, Kennington Lane, London, SE11

£395,950 Leasehold

CASH BUYERS ONLY due to a 59-year lease. An opportunity to acquire a spacious and well-laid out, two-bedroom flat with access to a balcony, brimming with potential in the heart of Kennington. EPC rating C.

LOCATION

Tamar House is set back from Kennington Lane, just off Kennington Cross. An Ideal location to enjoy all local amenities Kennington has to offer. Cafes, restaurants, shops and supermarkets all on your doorstep. The property is also within close proximity of the sought-after Elephant & Castle regeneration area.

DESCRIPTION

Entering the property on the first floor, to your left you will find the kitchen. Equipped with a gas hob, sink, plenty of storage options and spaces for utilities. From the kitchen you have access to the a balcony that is south easterly facing and overlooks the wonderful communal gardens

Opposite the kitchen is the second bedroom. The bedroom is a generous size with room for a double bed and freestanding storage.

Continuing through the hallway, on your left is the bathroom. Equipped with a shower, W.C. and sink. A window in the bathroom helps to keep the space light.

To your right is the reception room. A charming and light space that could easily house a large sofa, small dining table and further furniture.

The main bedroom is located to the rear of the flat. Slightly bigger than the second bedroom, you will easily fit a large double bed and benefit from built-in storage. The bedroom also houses a lovely fireplace.

Lastly there are stunning communal gardens, which offer a tranquil space during the warmer months.

As a guide, The Leasehold Advisory Service states that to extend the lease by another 90 years will be £72,000 - £75,000 plus costs. However, we suggest that buyers do their own research on this.

Leasehold - 99 years from 29 September 1982 (59 years remaining)

Ground rent: a peppercorn

Service charge: Circa £275.34 per month

Council tax band D

LOCAL AUTHORITY

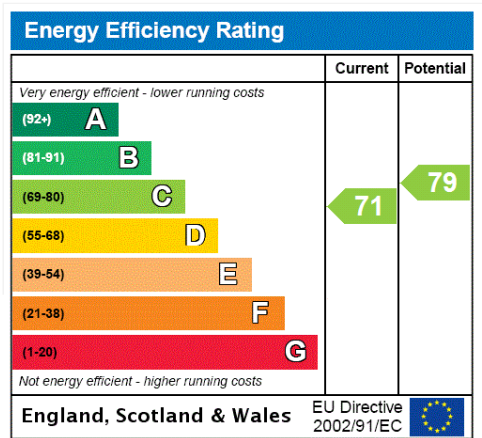
Lambeth, London

TENURE

Leasehold

DIRECTIONS

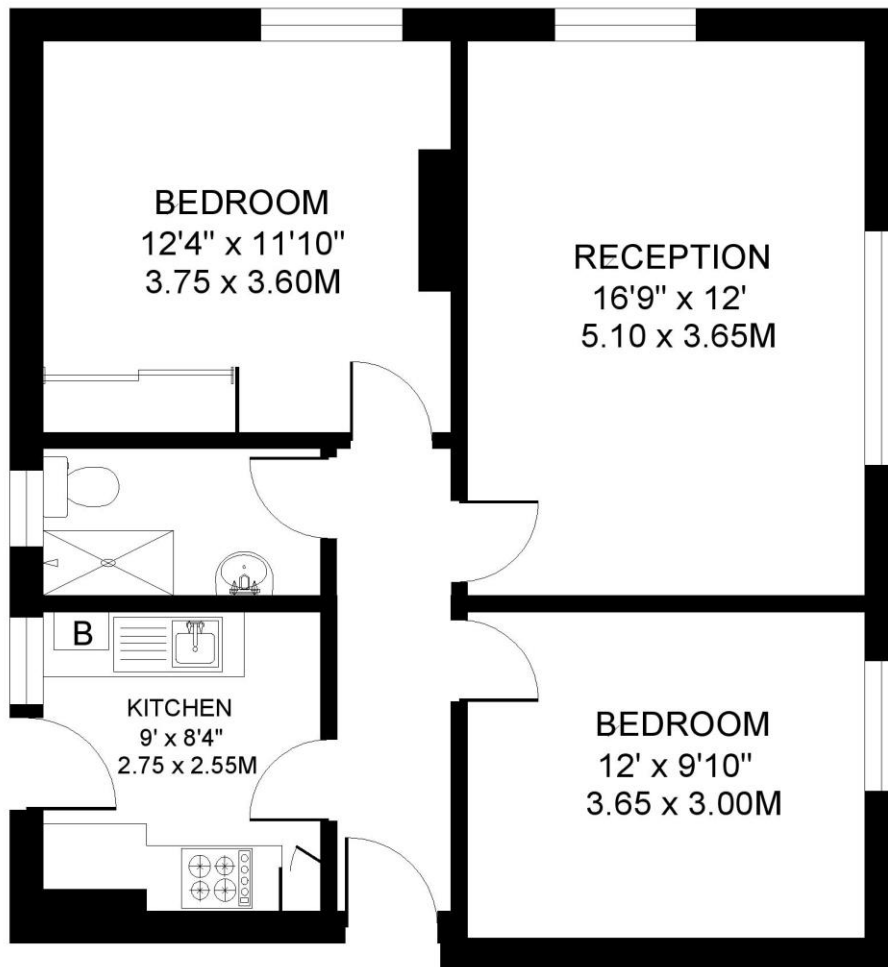
Kennington Underground Station (Northern Line) is approximately 0.3 miles away. Elephant & Castle Station (National Rail, Bakerloo & Northern Line) is approximately 0.5 miles away. Lambeth North Underground Station (Bakerloo Line) is approximately 0.7 miles away. The area is also well served by frequent bus service into the city.





TAMAR HOUSE, SE11
2 BEDROOM FLAT

Approximate gross floor area
657 SQ.FT. / 61.1 SQ.M.



FIRST FLOOR

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors,
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windows, appliances and other features are approximate.

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