



Lambeth Walk, Kennington, London, SE11

£725,000 *Freehold*

4  1  3 

KEY FEATURES

Winkworth are proud to present a three-bedroom, three-bathroom house on Lambeth Walk which is within a stone's throw from Albert Embankment.

- 1000 SQFT
- 3 bathrooms
- Good condition
- Close to public transport
- Garden



Kennington

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DESCRIPTION

This beautifully presented house is arranged over three floors and offers three en-suite double bedrooms, generous living spaces, and a private garden. Finished to a high standard throughout, it is ready to move into with no immediate work required.

On the ground floor, the hallway sets the tone with its high ceilings and wooden flooring. To the left is a versatile area currently used as a study, while to the right is a convenient W.C. A storage cupboard is neatly tucked under the stairs. At the rear of the property sits the kitchen, finished with white gloss units, granite-effect worktops, and integrated appliances including an oven, microwave, washing machine, and dryer. There is ample room for a large dining table and chairs, and a pleasant outlook onto the private garden, which can be accessed directly from here.

The first floor comprises a spacious lounge and a bedroom. The lounge offers excellent proportions, with space for a large L-shaped sofa and additional storage. Large windows provide attractive views, including a glimpse of the London Eye. The second bedroom features built-in storage and an en-suite shower room and overlooks the front garden.

On the top floor are two further double bedrooms, each with its own en-suite, built-in storage, and ample space for a king-size bed. The landing also provides access to loft storage and includes an entry phone system.





MATERIAL INFO

Tenure: Freehold
Term: NA
Service Charge: NA
Ground Rent: NA
Local Authority: Lambeth
Council Tax Band: D
EPC rating: C

Parking

On-street permit parking through Lambeth Council

UTILITIES

Electricity – Mains
Water – Mains
Heating – Gas
Sewerage – Mains
Broadband – Ultrafast broadband

LOCATION

Lambeth Walk is just off the Black Prince Road and provides access to the river within minutes.

DIRECTIONS

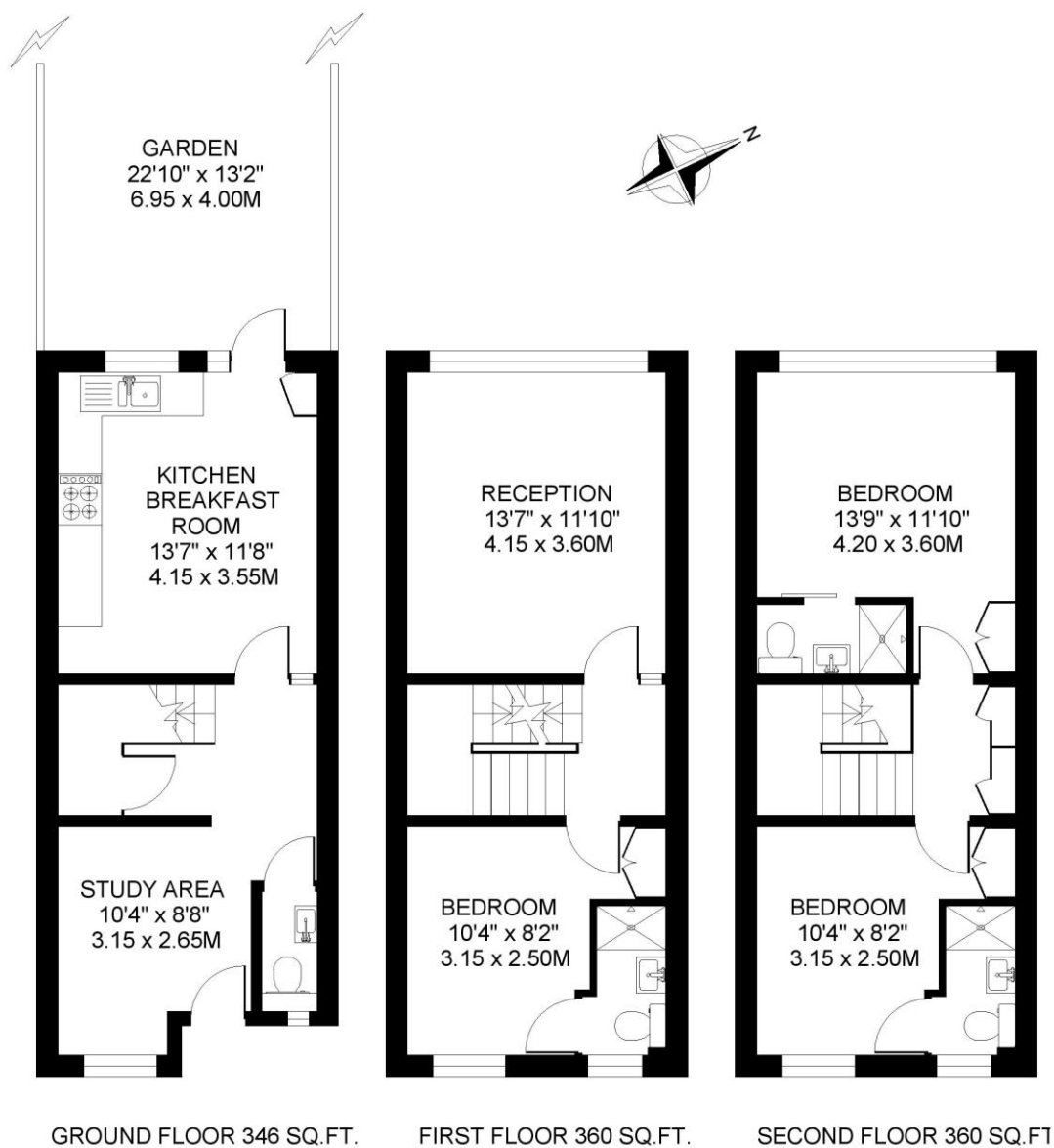
Vauxhall stations (underground and National Rail) and bus terminal is approximately 0.6 miles away. Westminster Underground (District and Circle line) is approximately 1.1 miles away.

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	75 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LAMBETH WALK. SE11
3 BEDROOM HOUSE

Approximate gross floor area
1066 SQ.FT / 99.0 SQ.M.



TENURE: FREEHOLD

LOCAL AUTHORITY: LAMBETH

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