

## Penryn House, Kennington Park Road, London, SE11

£550,000 Leasehold

A bright and beautifully renovated top floor two-bedroom two-bathroom duplex flat with an incredible roof terrace and separate living room and kitchen/diner. This spacious flat spans over 900 square feet (84 square metres) of well-designed space in a truly fantastic location.

**Winkworth**

## LOCATION

Located on Kennington Park Road the flat is directly opposite Kennington Underground Station, which provides direct links north into both the City and the West End, as well as south towards Clapham and Battersea Power Station. It is a great location, being close to both Kennington Village and the new Elephant Park with wide choices of shops, restaurants and pubs nearby. Kennington Park is also a brief walk away.

## DESCRIPTION

The flat includes an entrance hall and spacious utility room with built-in washing machine, dryer and freezer as well as extensive full-height storage.

Clever space-saving pocket doors lead to a large reception with tall windows providing an abundance of light, and a built-in illuminated bookcase.

The separate kitchen is designed to a high standard with plenty of worktop space, and includes induction hob, self-cleaning oven, integrated dishwasher and full-height fridge. There is a separate bright dining space.

The main bathroom has a walk-in shower, sink, toilet, recessed vanity cabinet and heated towel rail.

Upstairs, off a landing that includes additional storage is the spacious master bedroom with two built-in wardrobes and full ensuite. The second double bedroom includes a built-in wardrobe and recessed desk and makes for a great home office.

Accessed from the upper floor is an incredible and sunny 30 sqm mature roof terrace, offering a great space for entertaining.

The property has full lift access, and the flat has a clean, modern feel, with top-grade Karndean flooring throughout. Heating, hot water and electricity, along with a daily concierge are all included in the service charges.

Please also note that this flat doesn't use any gas and therefore there are no gas bills.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge – c.£10,300 per annum (estimated) which includes all heating, hot water, electricity, daily concierge, communal cleaning and building insurance.

Ground rent - £10 per annum (collected as part of the service charge)

Council Tax Band - C

## UTILITIES

Electricity – mains connected

Gas – Mains connected to the building, but not used in the flat.

Water – mains connected with meter

Heating – gas central heating

Sewerage – mains connected

Broadband – Superfast Fiber

## LOCAL AUTHORITY

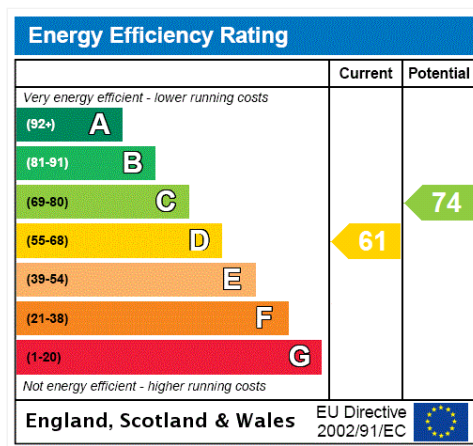
Lambeth

## TENURE

Leasehold - 125 years from 25 February 1991

## DIRECTIONS

Kennington Underground Station (Northern Line) directly opposite your entrance is a huge plus. National Rail services can be found at Elephant & Castle Station just 0.5 miles away. Kennington Park Road is also well served with frequent bus services to the city and beyond.

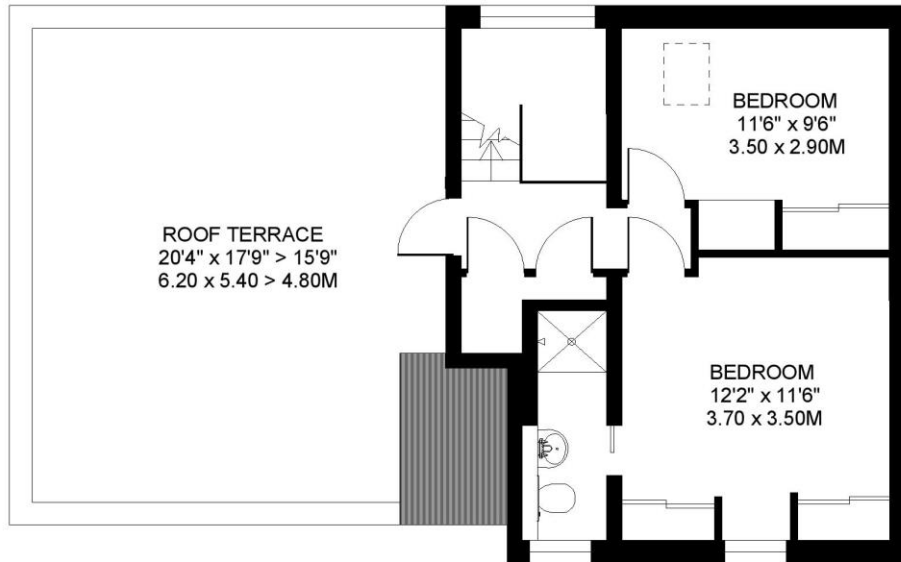




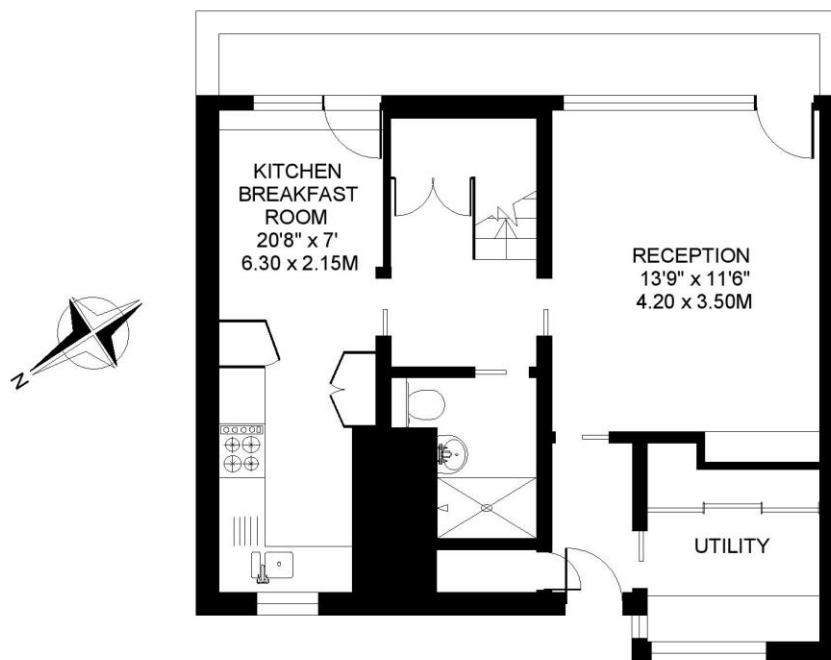


**PENRYN HOUSE. SE11  
2 BEDROOM FLAT**

Approximate gross floor area  
903 SQ.FT / 83.9 SQ.M.



FIFTH FLOOR 383 SQ.FT.



FOURTH FLOOR 520 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

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