



Harleyford Road, SE11

Offers in excess of £675,000 *Share of Freehold*

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An impressive two-bedroom split-level apartment on the first and second floors. Located on Harleyford Road in a Victorian conversion, it offers independent ground-floor access, high ceilings. EPC rating C.

KEY FEATURES

- Split level
- Excellent transport links
- Private entrance



Kennington

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DESCRIPTION

Entering through its own private ground-floor front door, a welcome hall leads upstairs to the main living accommodation on the first floor.

Immediately to the left is the full bathroom suite, complete with a full-sized bath, WC, and standalone washbasin.

The first floor features a generously sized kitchen boasting an abundance of countertop space, fitted appliances, and a gas stove.

Also on this level is a sizable reception room with a flexible, open floorplan that comfortably accommodates both living and dining areas, with French doors opening onto a private balcony. Alternatively, this room can serve as a grand main bedroom depending on preference.

Following the hallway up to the second floor, you enter a versatile study space, which was previously a second bedroom and can easily be reinstated if desired. To the rear is a window which provides access to a flat roof with plants, the current owner has used this flat roof space during their ownership of 20 years.

The principal bedroom completes the top floor, offering exceptional proportions, generous built-in storage, loft access, and striking arched windows that flood the room with natural light.





MATERIAL INFO

Tenure: Share of Freehold

Term: 999 years from 29 September 2004 (977 years and 1 months)

Service Charge: £713 per annum (building insurance only)

Ground Rent: NA

Local Authority: Lambeth

Council Tax Band: D

EPC rating: C

PARKING

On-street parking is available from Lambeth Council.

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Ultrafast broadband

LOCATION

Situated on the prestigious Harleyford Road, and only a stone's throw from the historic Oval Cricket Ground. The area offers a delightful blend of rich heritage and contemporary lifestyle, with the green expanses of Kennington Park and Vauxhall Park as well as Harleyford Road Community Gardens close by.

DIRECTIONS

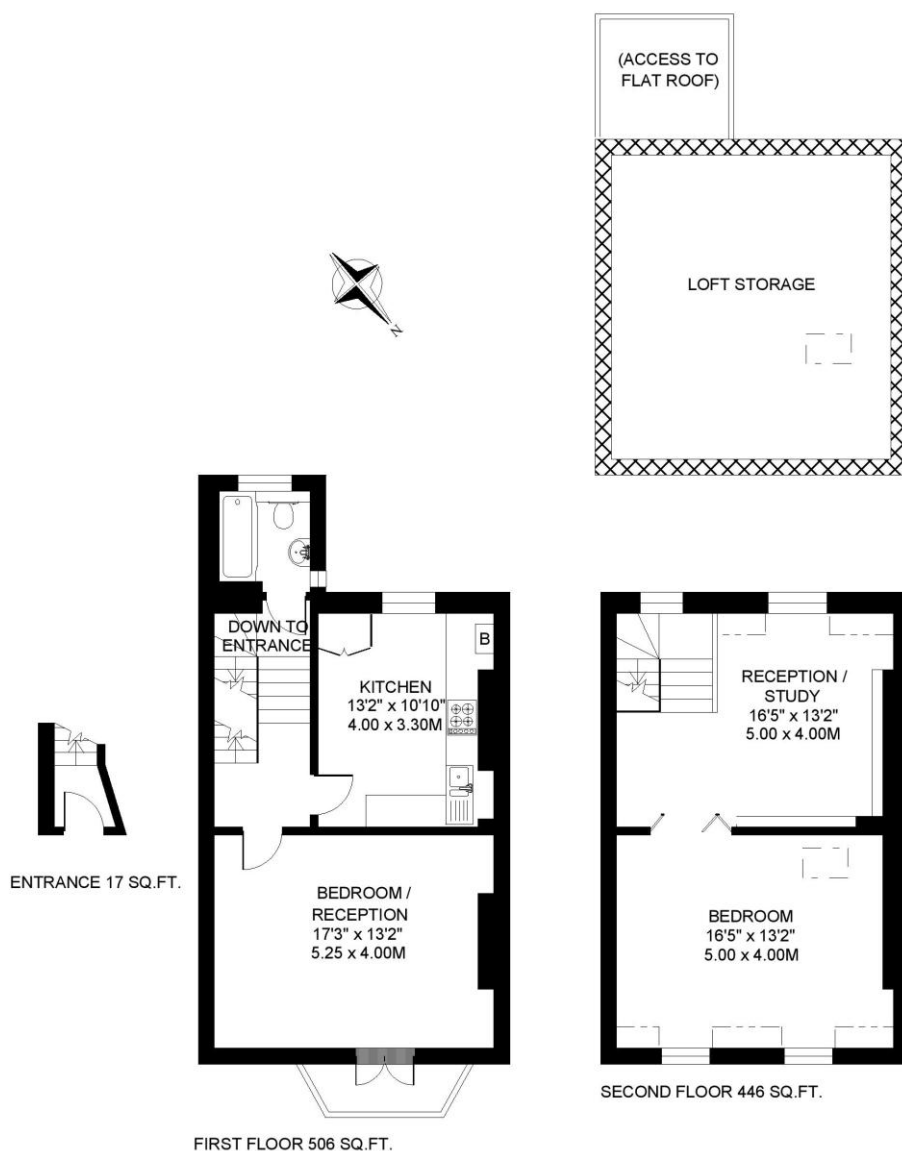
Oval Underground Station (Northern Line) is approximately 0.2 miles away. Kennington Underground Station is approximately 0.7 miles away. National Rail services can be found at Vauxhall Station, which is approximately 0.3 miles away. Harleyford Road and the adjoining Kennington Oval are also well served by frequent bus services.

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		

HARLEYFORD ROAD SE11
1 / 2 BEDROOM FLAT

Approximate gross floor area
969 SQ.FT / 90 SQ.M.
Plus loft storage 322 SQ.FT. / 29.9 SQ.M.
Total area shown on plan
1291 SQ.FT. / 119.9 SQ.M.



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