# Cardigan Street, Kennington, London, SE11

£925,000 Freehold

A fantastic opportunity to acquire a beautiful Grade II listed, two-bedroom house situated on the Duchy of Cornwall estate, overlooking the prestigious Courtenay Square, in the heart of Kennington. EPC Exempt.

Winkworth

## LOCATION
The house is situated on Cardigan street overlooking Courtenay Square and is located between Kennington Lane and Sancroft Street, close to local amenities such as a large supermarket and both Kennington and Vauxhall Stations.

## DESCRIPTION
Enter the property at ground level and into a spacious double reception room. The property has been recently renovated and is in great condition. The reception room benefits from solid wooden flooring throughout and two period fireplaces, making for wonderful features. The room is filled with natural light with an ornate sash window to the front and French windows to the rear, providing a dual aspect and access out to the sizeable garden.

The kitchen is a fabulous space filled with natural light and fitted units run the length of the room on both sides, with quartz worktops above. The kitchen comprises a double sink with mixer tap, fitted fridge freezer, dishwasher, fan oven and a four-burner gas hob with extractor above. There is also space for an under-counter washing machine and a separate dryer. At the far end of the room is space for a dining table and chairs to seat two, if one so desires.

Continue upstairs to the first floor onto the landing, at the front of the house you will find the master bedroom with two sash windows with plantation shutters overlooking the picturesque square below. The room benefits from three fitted wardrobes and ample space for a king-size bed and bedside tables.

Bedroom two sits at the rear of the property and comprises a fitted wardrobe and a shelving either side of the chimney breast and there is room for a double bed and bedside tables.

The bathroom is conveniently located off the landing and arranged to provide a freestanding bath under the sash window, a walk-in rainforest shower, wash basin, and a W.C.

The garden, which can be accessed through the kitchen or the reception room, is a fantastic space and brilliant for alfresco dining on those long summer evenings.

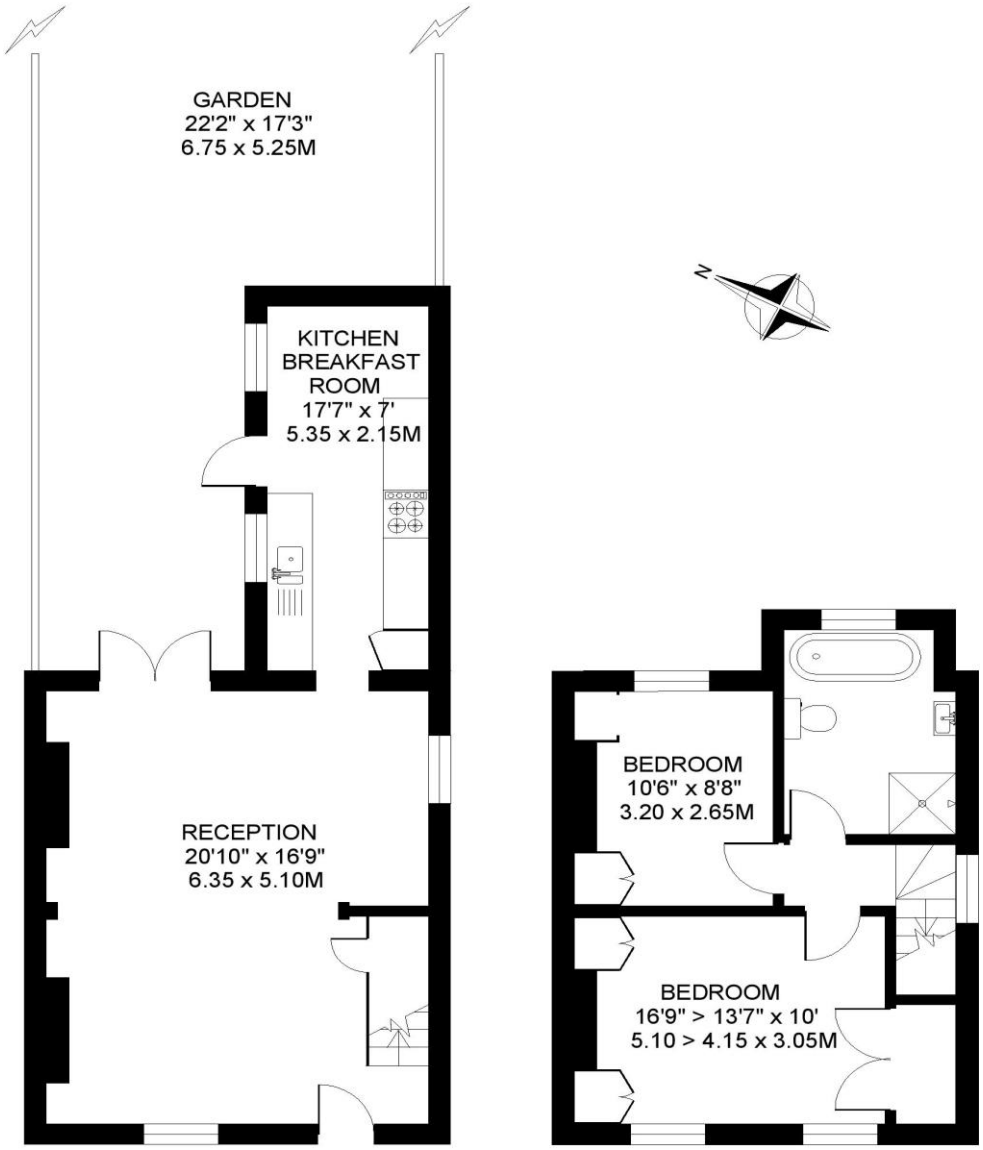
## LOCAL AUTHORITY
Lambeth Council, London

## TENURE
Freehold

## DIRECTIONS
Kennington Underground Station (Northern Line) is approximately 645m away. Vauxhall Overground, Underground and Bus Station (Northern Line, Victoria Line and National Rail) is approximately 965m away. Bus services and Santander bikes are also located close by, offering fast connections into the City & West End.

# CARDIGAN STREET. SE11
# 2 BEDROOM HOUSE

Approximate gross floor area
878 SQ.FT. / 81.6 SQ.M.




GROUND FLOOR 480 SQ.FT.

FIRST FLOOR 398 SQ.FT.

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Floorplan produced for Winkworth by Floorplanners 07801 228850

*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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