



Sherwin House, Kennington Road, London, SE11

£270,000 Leasehold

A one-bedroom, fourth floor flat in need of a full renovation. Situated within a purpose-built block and ideally located in Kennington. This is a fantastic opportunity for someone to put their stamp on this property and create a wonderful flat. EPC Rating D.

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LOCATION

Sherwin House is ideally situated along Kennington Road, nestled between the bustling Kennington Park Road to the south and the vibrant Kennington Lane to the north. This prime location offers excellent connectivity and access to a plethora of local amenities.

DESCRIPTION

Entering the flat on the fourth floor, to the left is the bathroom, with a bath and sink. There is also a separate w/c adjacent.

Off the hallway there is a kitchen with a good amount of workspace and cupboards. There is also plenty of space for utilities; a sensible space just needing a cosmetic overhaul.

The reception room at the front left is a well sized room, suitable for a sofa and dining table.

The bedroom is accessed through the reception on the right-hand side of the flat, a generously sized room suitable for a double bed and freestanding storage space.

Parking permit available through Lambeth Council or through Hyde Housing on a first come first served basis.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £1,878 per annum

Ground Rent - Nil

Council Tax Band - B

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – electric central heating

Sewerage – mains connected

Broadband - Ultrafast Broadband

LOCAL AUTHORITY

Lambeth

TENURE

Leasehold - a new 125 year lease

DIRECTIONS

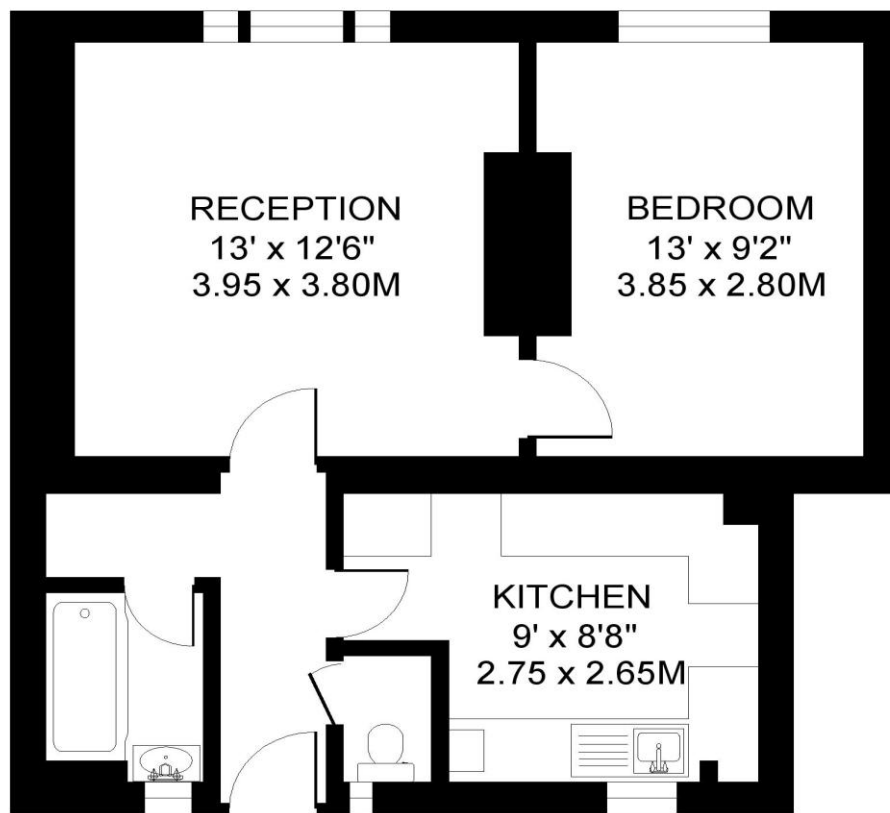
Oval Underground Station (Northern Line) is approximately 0.4 miles away. Kennington Underground Station (Northern Line) is 0.6 miles away. National Rail services and Victoria Line can be found at Vauxhall Station, which is approximately 0.7 miles away. Kennington Park Road is also well served with frequent bus services.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	67 D
39-54	E		
21-38	F		
1-20	G		



SHERWIN HOUSE SE11
1 BEDROOM FLAT

Approximate gross floor area
490 SQ.FT / 45.5 SQ.M.



FOURTH FLOOR

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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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