



Cleaver Square, Kennington, London, SE11

£1,450,000 Freehold

Winkworth is proud to present to the market this three bedroom, Grade II listed Georgian house, situated on the north-side of one of Kennington's most prestigious garden squares. Whilst in need of modernisation, this house offers huge potential in a square where houses rarely come to the market. EPC Rating D.

LOCATION

Cleaver Square is set in the heart of Kennington between Kennington Park Road and Kennington Lane, known for petanque and a meeting ground for the locals, you might find them in The Prince of Wales Pub.

DESCRIPTION

Enter the house and you are greeted by a spacious reception room at the front of the property with stunning views on to the square. The reception room has wonderful ceiling height period features including cornicing and a fireplace. Connected to the reception is the kitchen with a sash window looking out to the garden.

To the rear of the house on the ground floor is a spacious bedroom with large ensuite. The bedroom provides ample space for a king size bed and further additional storage. The wet room ensuite offers a large walk-in shower, W.C, and basin with vanity mirror above.

On the first floor, there is currently a double reception which is beautifully light thanks to large sash windows at both ends. At the front, you will find the original fireplace surrounded by bookshelves. Again, this room has great views onto to the square.

On the second floor, you will find a bedroom at the front, with a bathroom to the rear. The bedroom is a good size with built in storage and a sash window looking out to the square. The bathroom provides a bath, W.C and basin.

The garden behind is currently paved with mature garden beds on either side and an outbuilding at the rear.

The house has lots of potential including the conversion of the outbuilding into a home office/garden studio STPP and listed building consent.

LOCAL AUTHORITY

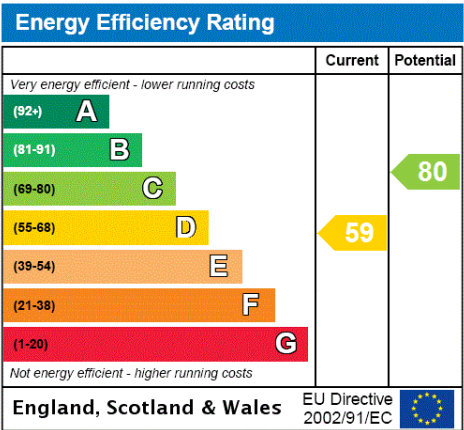
Lambeth, London
Council Tax Band G

TENURE

Freehold

DIRECTIONS

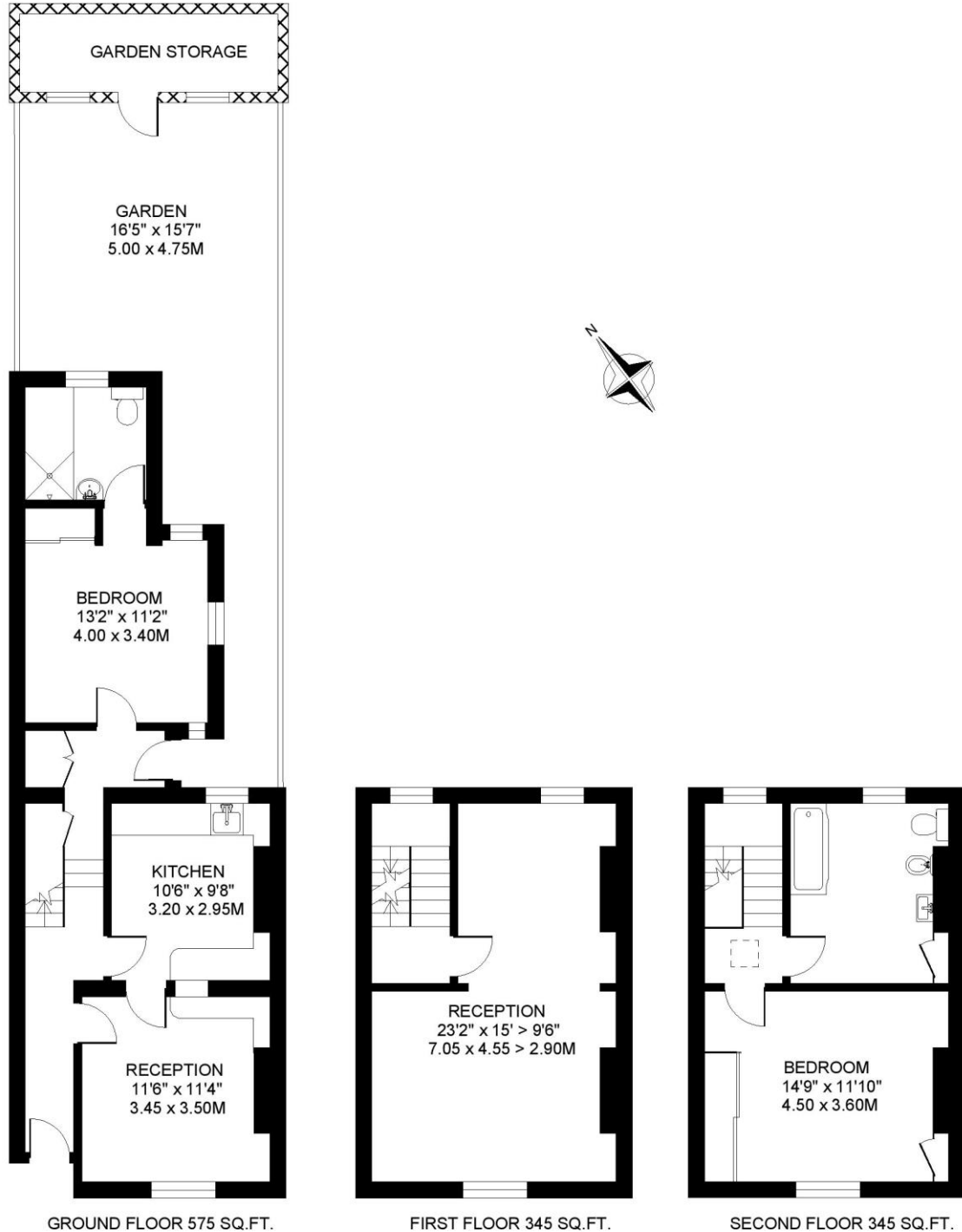
Kennington Underground Station (Northern Line – both branches) is a 260-metre walk. Elephant and Castle Overground/Underground Stations (National Rail, Bakerloo and Northern Line) is roughly a 1120-metre walk.





CLEAVER SQUARE. SE11
3 BEDROOM HOUSE

Approximate gross floor area
1265 SQ.FT. / 117.5 SQ.M.
PLUS GARDEN STORAGE 75 SQ.FT. / 7.0 SQ.M.



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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