



Kennington Oval, SE11

£425,000 *Leasehold*



A three bedroom flat ideally located opposite Oval underground station. A wonderfully light flat with fantastic views and plenty of natural light. EPC rating D

KEY FEATURES

- Excellent transport links
- Good natural light
- Spacious
- Good condition
- Great for cricket lovers



Kennington

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DESCRIPTION

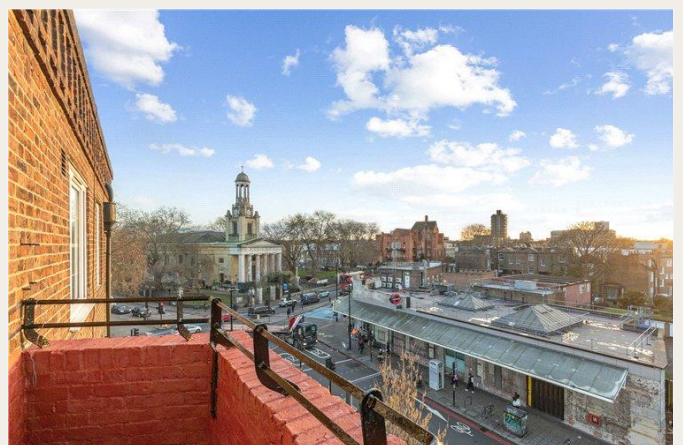
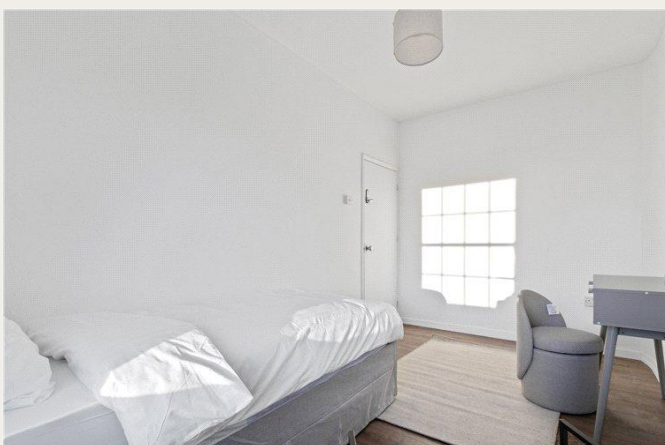
Upon entering on the top floor, you're welcomed into a spacious hallway that connects all areas of the flat.

Immediately to your left is the bathroom, featuring a bath with an overhead shower and a sink. A separate W.C. is conveniently located just across the hallway.

To the right, you'll find a well-proportioned kitchen with ample worktop space and storage above and below the units. It comes equipped with an oven, induction hob, extractor fan, and sink, with space provided for a fridge freezer and washing machine.

The reception room is generously sized, offering space for multiple sofas, a coffee table, and potentially a small dining table and chairs—ideal for both relaxing and entertaining. There is also a lovely balcony to enjoy your morning coffee with wonderful views looking South.

All three bedrooms are similar in size and comfortably accommodate a double bed along with additional freestanding furniture, making them versatile for a range of needs.





MATERIAL INFO

Tenure: Leasehold

Term: 125 years from 4 June 1990 (89 years and 5 months)

Service Charge: circa £1800 per annum

Ground Rent: £10 per annum (subject to increase)

Local Authority: Lambeth

Council Tax Band: C

EPC rating: D

PARKING

On-street parking is available from Lambeth Council as well as estate parking.

UTILITIES

Electricity – Mains

Water – Mains

Heating – Gas

Sewerage – Mains

Broadband – Ultrafast broadband

LOCATION

You will find Blades House nestled between Kennington Park Road and The Oval. Both Oval and Kennington are a stone's throw away providing a wide array of cafes, delis, shops and more.

DIRECTIONS

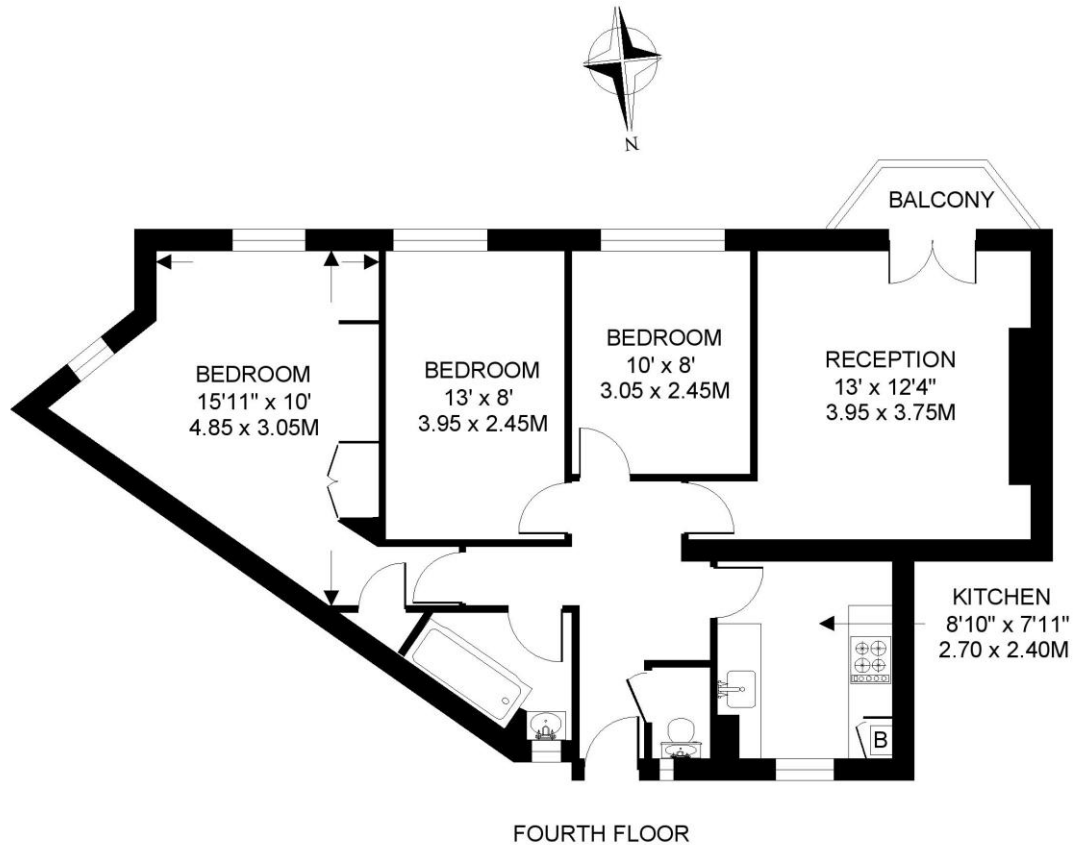
Oval Underground Station (Northern Line) is approximately 250 feet away. Kennington Underground Station is approximately 0.6 miles away. National Rail services can be found at Vauxhall Station, which is approximately 0.6 miles away. Kennington Park Road is also well served with frequent bus services.

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		
55-68	D	59 D	66 D
39-54	E		
21-38	F		
1-20	G		

BLADES HOUSE SE11
3 BEDROOM FLAT

Approximate gross floor area
745 SQ.FT / 69.2 SQ.M.



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for every step...

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