



## Stannary Place, Kennington, London, SE11

£775,000 Leasehold

Winkworth are proud to present this unique and extremely stylish loft-style apartment tucked away in the heart of Kennington and offering huge amounts of living space. EPC Rating C.

**Winkworth**

## LOCATION

The flat is located on Stannary Street just off Kennington Road; it is especially close to Kennington Park. There is an abundance of local supermarkets, cafes, restaurants, pubs and bars. Kennington Underground Station is a short walk away.

## DESCRIPTION

As you enter on the ground floor through a private front door you are greeted by a large entrance hall flanked by storage and space to hang your coats. Double glass doors then lead into the amazing open plan living space with impeccably high ceilings and warehouse style windows stretching almost floor to ceiling. Natural light fills the space creating a bright and airy feel and is complimented by tall white walls and beautiful contrasting wooden flooring throughout. Come sundown the apartment is well lit with very stylish lighting hanging down from the ceiling above.

Towards the back of the apartment is the modern kitchen with grey cabinets, great storage and worktop space, an integrated oven and microwave, electric hob, dishwasher, fridge, and wine fridge. There is also a breakfast bar, and space for a dining table and chairs.

The living room wraps around the open staircase in the centre of the room, offering great entertaining space, or space to relax on the sofa.

Upstairs is a great sized double bedroom with internal windows looking out over the living space below. There is also a large en-suite bathroom with a shower, W.C., sink, heated towel rail, and additional storage.

## LOCAL AUTHORITY


Lambeth Council, London

## TENURE

Leasehold

## DIRECTIONS

Kennington Underground Station (Northern Line) is approximately 0.2 miles away. Oval Underground Station (Northern Line) is approximately 0.4 miles away. The area is well served by frequent bus routes into Central London and there are also Santander cycle bays close by.

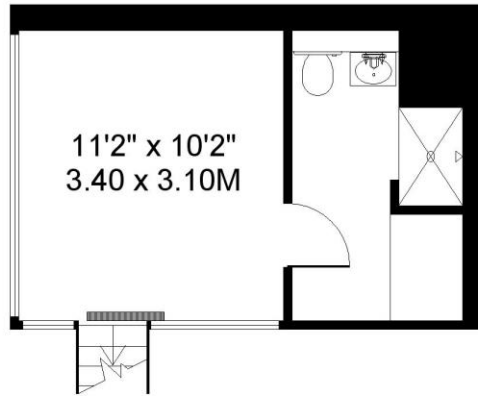
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



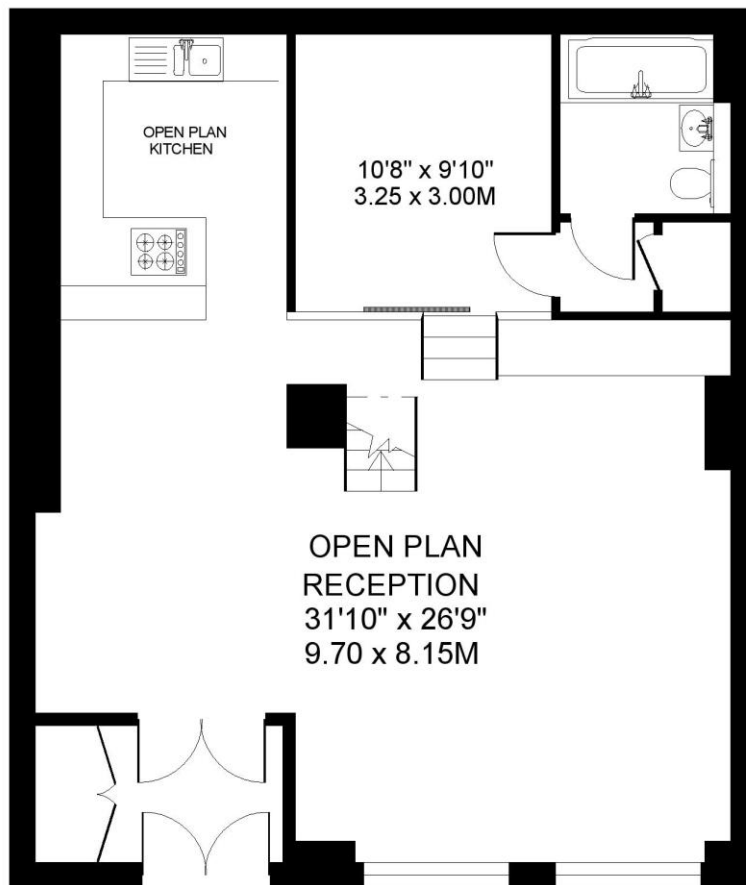


# STANNARY STREET. SE11

Approximate gross floor area  
1020 SQ.FT / 94.7 SQ.M.



RAISED GROUND FLOOR



GROUND FLOOR

*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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