

## Ravensdon Street, Kennington, London, SE11

£850,000 Share of Freehold

Stunning two-bedroom maisonette on one of Kennington's most desired streets. Flooded with light and spread over the first and second floors, this share of freehold property has been refurbished to an exceptional standard whilst retaining the original period features in this lovely Victorian conversion. EPC Rating C.



## LOCATION

Located within the Kennington conservation area, the property is situated on Ravensdon Street, a quiet residential road nestled just off Kennington Park Road. All local amenities that Kennington Cross has to offer are right on your doorstep, whilst an array of public transport options are moments away.

## DESCRIPTION

Entering the flat through its private front door and heading up the stairs to the first floor, to your right you will find the spacious kitchen diner. Finished to an impeccable standard with a clean and smart look, fully equipped with new appliances. There is space for a six-seater dining table, a fantastic space to entertain guests.

To the front of the property is the large reception space, complete with two decorative sash windows, original cornicing and marble 'living flame' gas fireplace. A perfect blend of original features with a slick finish. There is plenty of space for a large sofa and free-standing furniture.

The second floor is wonderfully bright and is occupied by both bedrooms and the contemporary bathroom. The master bedroom is a great size, suitable for a large double bed and has large built-in wardrobe and a hidden wall storage. The second bedroom is also of a suitable size with space for a large double bed. Again, you will find handy built in storage and great views.

The bathroom sits between the two bedrooms and is finished to an exceptional standard. The ceiling height has been raised, whilst a sky light lets in an abundance of light. The bathroom attracts a genuine wow factor and features a contemporary large walk in shower, stylish sink, W.C. and hidden built in storage.

Parking permit available to purchase from Lambeth Council

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground Rent - £0.00

Service Charge - Building insurance is £577 which is £288 each and is annually renewed in October

Council Tax Band - D

## UTILITIES

Mains connected gas

Mains connected water

Mains connected sewerage

Main connected electricity - electricity meter is located in the front porch of the flat beneath

Broadband speed available – Superfast Fibre Broadband

## LOCAL AUTHORITY

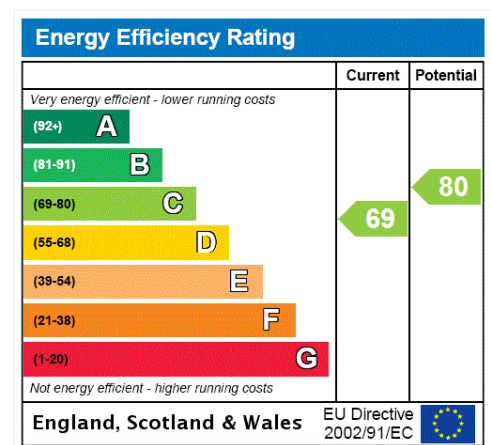
Lambeth, London

## TENURE

Share of Freehold with underlying lease of 999 years from 29 September 1985

## DIRECTIONS

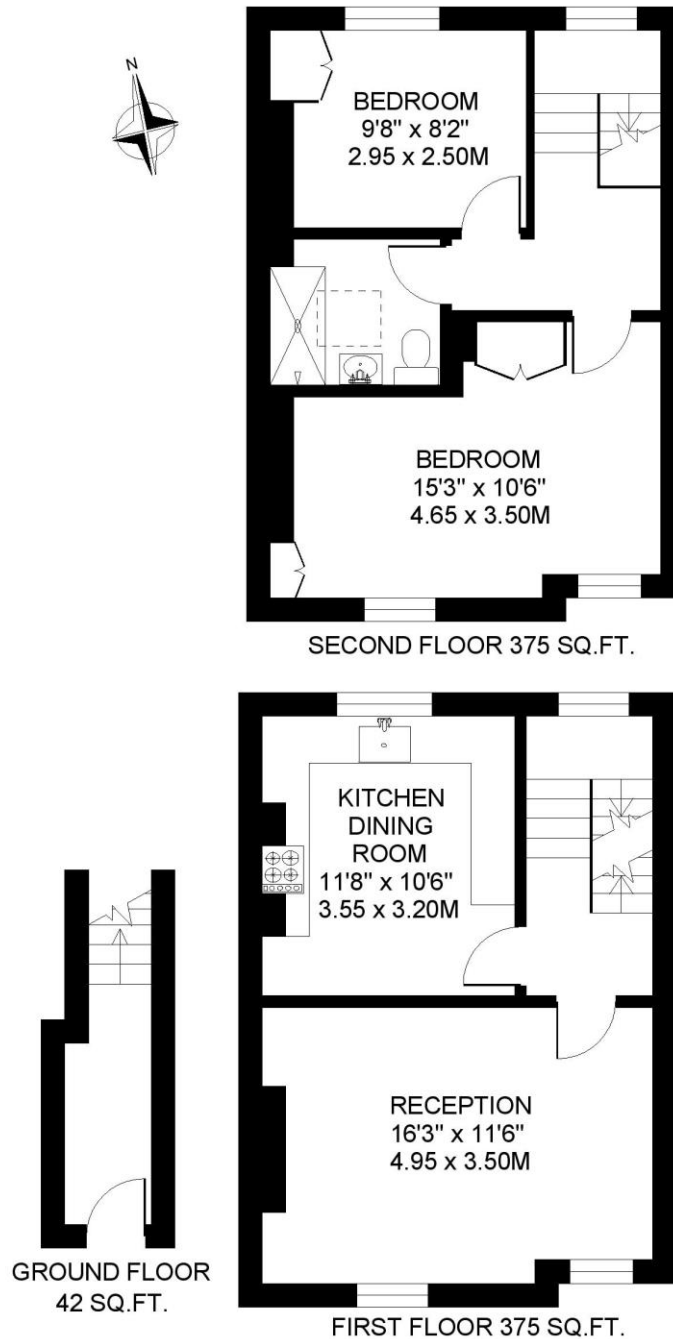
Kennington Station (Northern Line) is just 0.3 miles away. Vauxhall Stations (National Rail & Victoria Line) are approximately 0.7 miles away. Elephant & Castle Stations (National Rail, Bakerloo & Northern Lines) are approximately 0.8 miles away. The area is also well served with frequent bus services into the City.





RAVENSDON STREET. SE11  
2 BEDROOM FLAT

Approximate gross floor area  
792 SQ.FT. / 73.6 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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Floorplan produced for Winkworth by Floorplanners 07801 228850

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