



Dolland Street, Kennington, London, SE11

£725,000 *Leasehold*

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Winkworth are proud to present a fantastic opportunity to acquire a spacious split-level two bedroom flat in the heart of Kennington. EPC rating D

KEY FEATURES

- Spacious modern flat
- Excellent transport links
- Great location
- Quiet street
- Good natural light



Kennington

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DESCRIPTION

Upon entering the property on the first floor, you are welcomed by a central hallway providing access to the reception room, kitchen, WC/utility room and both bedrooms.

The spacious reception room is filled with natural light from the large double-glazed windows and offers ample space for a dining table, sofa and additional freestanding furniture. The room provides a versatile living and entertaining space and flows naturally into the well-appointed kitchen. The kitchen benefits from ample storage, a range of integrated appliances and pleasant views along the street, creating a bright and practical space for everyday living.

Also accessed from the hallway is the WC/utility room, which comprises a WC, wash hand basin and mirror, together with space and plumbing for both a washing machine and tumble dryer.

Both bedrooms are well proportioned and benefit from built-in storage, with ample space for double beds and additional freestanding furniture. The rooms provide comfortable and versatile accommodation, suitable for a principal bedroom and second bedroom or home office. Positioned between the two bedrooms is the main bathroom, which is fitted with a bath with overhead shower, WC, wash hand basin and vanity mirror.

The well-planned layout provides a good balance of living and bedroom accommodation, with the principal rooms arranged around the central hallway for ease of access.





MATERIAL INFO

Tenure: Leasehold

Term: 125 years from 24 June 2002 (100 years and 9 months)

Service Charge: £3,028 per annum

Ground Rent: Nil

Local Authority: Lambeth

Council Tax Band: F

EPC rating: D

PARKING

On-street parking available from Lambeth Council

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – superfast broadband

LOCATION

Vauxhall Street is located off Kennington Lane which offers a variety of shops, cafes and restaurants, which the vibrant areas of Vauxhall, Kennington and central London are easily accessible.

DIRECTIONS

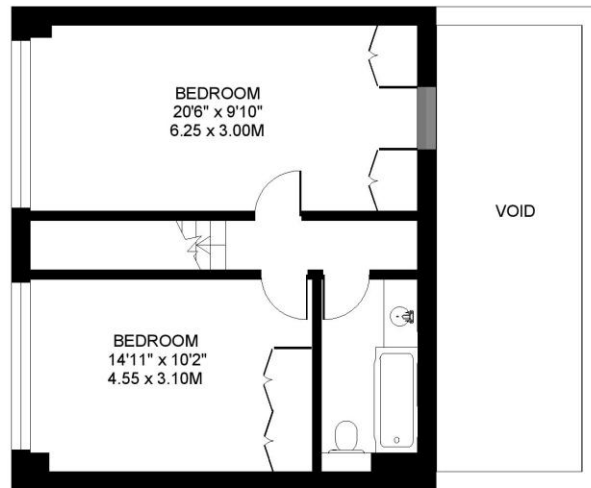
The apartment is ideally located for transport connections. Vauxhall Station is approximately 0.5 miles away (National Rail and Victoria Line). Oval Station is approximately 0.4 miles away (Northern Line) and Kennington Station is approximately 0.9 miles away (Northern Line).

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.

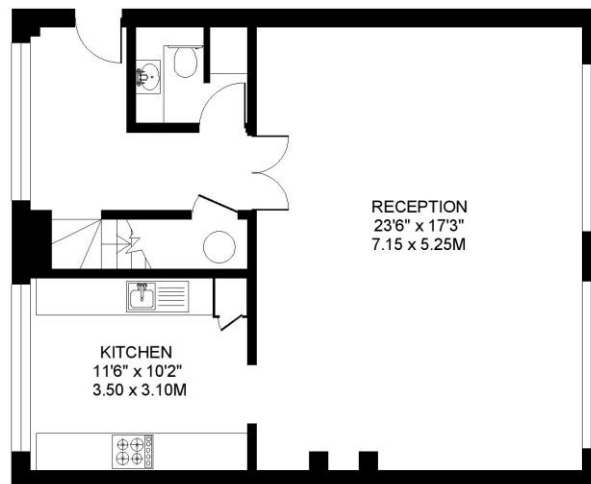
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

DOLLAND STREET. SE11
2 BEDROOM FLAT

Approximate gross floor area
1161 SQ.FT / 107.9 SQ.M.



SECOND FLOOR 480 SQ.FT.



FIRST FLOOR 681 SQ.FT.

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