



## Kennington Park Road, London, SE11

**£465,000 Leasehold**

A very well-presented and charming one-bedroom garden flat on the lower ground floor of this period property which is conveniently located very close to Oval Underground Station in the St Mark's Conservation Area. EPC rating E



### KEY FEATURES

- Charming, period building
- Located in the heart of Oval for shops and restaurants
- Very well-presented throughout
- Great public transport links at Oval
- 743 SQ/FT



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## DESCRIPTION

Enter the flat on the ground floor through the shared entrance to the building, and some stairs lead you down to the lower ground floor.

To the left sits a small kitchen providing direct access to the rear private garden. The kitchen is equipped with an electric fan-powered oven with induction, large fridge/freezer, sink, and space for a slim dishwasher. There is storage found both above and below the kitchen units. There is space for the washing machine below the stairs.

Down another set of stairs and you enter the wonderfully spacious sitting room with plenty of entertaining space. The reception features engineered wooden flooring throughout and offers more than enough space for a dining table and chairs, and sofas and coffee table. The light well to the front allows for plenty of natural light to come through too.

Continue through and you will find the bedroom to the right and the bathroom to the left. The bedroom provides more than enough space to accommodate a double bed with additional space reserved for free-standing furniture. Built in storage could also be added.

Next is the tiled bathroom which features a bath with overhead shower, heated towel rail, sink and W.C. with shelving and storage also featured.

The garden, accessed via the kitchen, is currently gravelled and features a pergola and potted plants. There is more than enough space for outside entertainment during the warmer months of the year. The coal vault to the front also offers fantastic extra storage.





## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 125 years from 12 November 2009 (108 years and 9 months)

**Service Charge:** £580.73 per annum (building insurance only)

**Ground Rent:** £250 per annum (to be increased every 25 years by £100 per annum up to a maximum of £650, next increase in November 2034 to £350 per annum)

**Local Authority:** Lambeth

**Council Tax Band:** D

**EPC rating:** E

## PARKING

On-street parking can be obtained via Lambeth Council

## UTILITIES

Electricity – Mains connected

Water – Mains connected

Heating – Electric storage heaters

Sewerage – Mains connected

Broadband – Ultrafast broadband

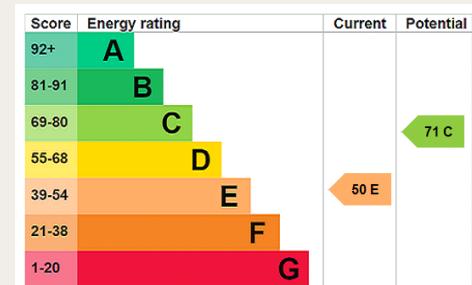
## LOCATION

Kennington Park Road is found close to Kennington Park, and the flat is located between Hanover Gardens and Oval Underground Station, benefiting from access to the city, vibrant Vauxhall and the West End. The property is also in close proximity to a number of local eateries and delis, and a stone's throw away from Surrey County Cricket Ground. The property is also within the St Mark's Conservation Area.

## DIRECTIONS

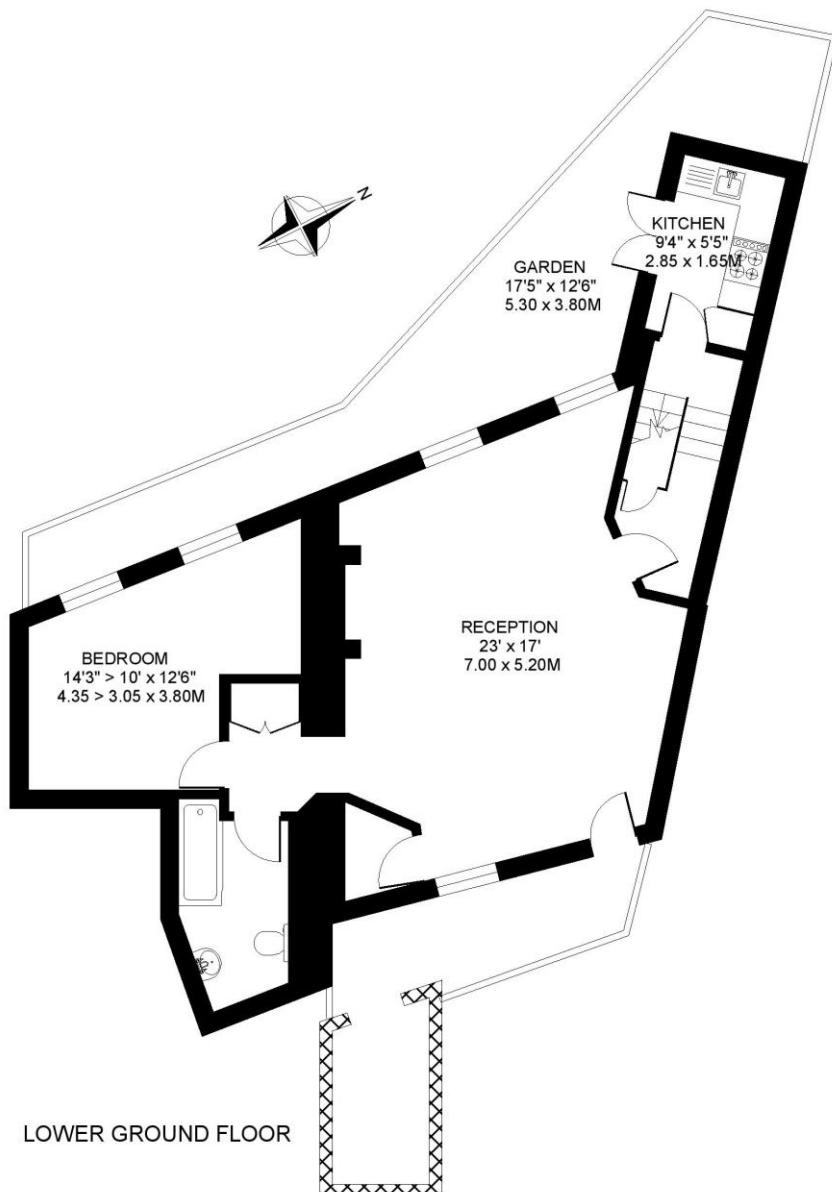
The flat is around the corner from Oval Underground Station (approximately 300ft or 1 minutes' walk), which provides a Northern Line service; ideal for travelling to the West End in minutes. Vauxhall Station is also close by, (approximately 0.7 miles or 14 minutes' walk) offering access to the Victoria Line, National Rail and local Bus services into the city, West End and beyond.

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.



KENNINGTON PARK ROAD. SE11  
1 BEDROOM FLAT

Approximate gross floor area  
743 SQ.FT / 69.0 SQ.M.  
PLUS 45 SQ.FT. / 4.2 SQ.M.



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