



Kennington Park Road, London, SE11

£485,000 Leasehold

Winkworth are pleased to present this beautifully maintained one-bedroom flat spanning nearly 650 sqft, ideally located just a short walk from Kennington Tube Station and the open green spaces of Kennington Park. EPC rating C

LOCATION

Set in the vibrant heart of Kennington, this property is moments from Kennington Underground Station and within easy walking distance of Kennington Park. Residents will enjoy close proximity to a wide array of local amenities, including restaurants, pubs, cafés, and supermarkets.

DESCRIPTION

Occupying approximately 650 sq ft, this well-proportioned one-bedroom flat is positioned on the third floor of a purpose-built development on Kennington Park Road.

Upon entering the property, a welcoming hallway leads to a generously sized bedroom, comfortably accommodating a king-size bed along with additional freestanding furniture. A large window allows for an abundance of natural light, creating a bright and airy feel. The bedroom also benefits from an ensuite bathroom featuring a walk-in shower, W.C., bidet, and sink with vanity unit.

Next to the bedroom is a spacious reception room, offering plenty of room for a large sofa, dining table, and other furnishings—ideal for both entertaining and relaxing.

The separate kitchen is fully equipped with integrated appliances, including an oven and hob with extractor fan, fridge freezer, and washer/dryer.

An additional private room is located on the landing, providing a flexible space perfect for use as a home office, study, or storage.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £378 per annum (building insurance only)
Ground Rent - £225 per annum
Council Tax Band - D

PARKING

On street parking is available from Lambeth Council

UTILITIES

Electricity – mains connected
Water – mains connected
Heating – gas central heating
Sewerage – mains connected
Broadband – superfast broadband

LOCAL AUTHORITY

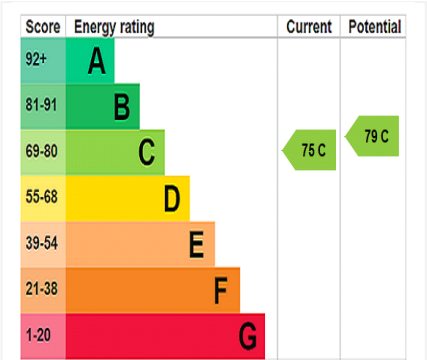
Southwark Council

TENURE

Leasehold - 125 years from and including 14 October 2019 and to and including 13 October 2144

DIRECTIONS

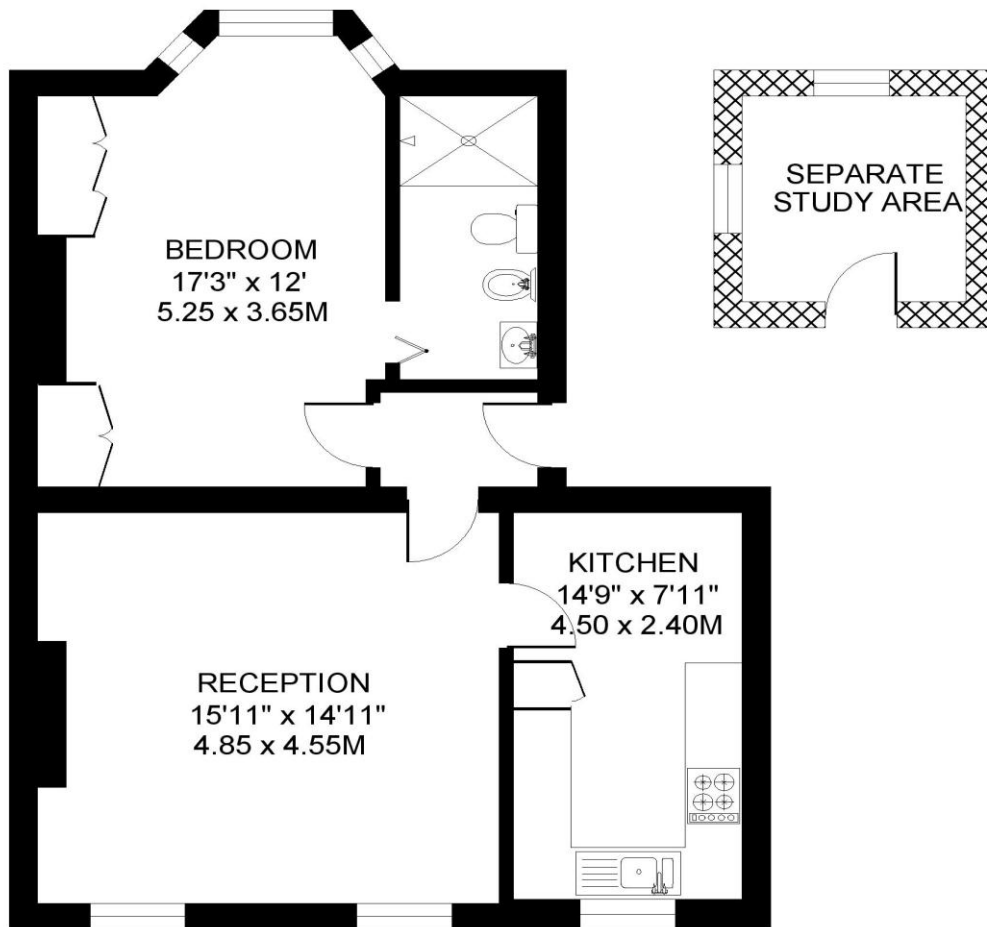
Kennington underground station (Northern Line) is approximately 0.1 miles away. Elephant and Castle underground and overground stations (National rail, Northern and Bakerloo) are approximately 0.6 miles away. Kennington Park Road is also well served by frequent bus services to the City and beyond.





KENNINGTON PARK ROAD SE11
1 BEDROOM FLAT

Approximate gross floor area
649 SQ.FT / 60.3 SQ.M.
Plus separate study area 60 SQ.FT. / 5.5 SQ.M.



SECOND FLOOR

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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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