



Nathan House, Reedworth Street, Kennington, London, SE11

£495,000 Leasehold

A spacious and well-presented two-bedroom, ground floor flat ideally located in Kennington. Situated in a wonderfully maintained purpose-built block, with communal gardens behind.

LOCATION

You will find the flat on Reedworth Street, just off Kennington Road. All amenities that Kennington has to offer are on your doorstep, whilst both Waterloo and Elephant & Castle are in close proximity.

DESCRIPTION

Entering the property, to your left you are into the fantastic open plan living and kitchen space. This space was previously opened up and due to the big window in the kitchen and the large bay window in the reception, the room is flooded with natural light. There is ample space for a large sofa and dining table and space for further freestanding furniture.

In the kitchen you will find plenty of storage, sizable wooden work tops and full tiled splashback. There is space for a washing machine and a dishwasher, with an integrated oven, electric hob and extractor.

Back into the hallway, you will find large storage cupboards on left hand wall. To the rear of the flat are the two bedrooms. Both generous sizes with space for large double or king-sized beds. The master bedroom being particularly large. Both rooms have space to add freestanding storage and have a lovely view onto the communal garden behind.

The bathroom is located at the end of the hallway. Finished well and comprising a walk-in shower, sink with vanity mirror and W.C.

You will also find a storage unit underneath the building, with this flat having the largest unit in the block.

The communal garden to the rear is well maintained and a lovely spot to enjoy the sunnier months.

Parking – Permit parking available through the council.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground Rent - £33.00 per annum

Service Charge - £2,815.00 per annum

Council Tax Band - D

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected, no meter

Heating – gas central heating,

Sewerage – mains connected

Broadband – Super Fast Fibre

LOCAL AUTHORITY

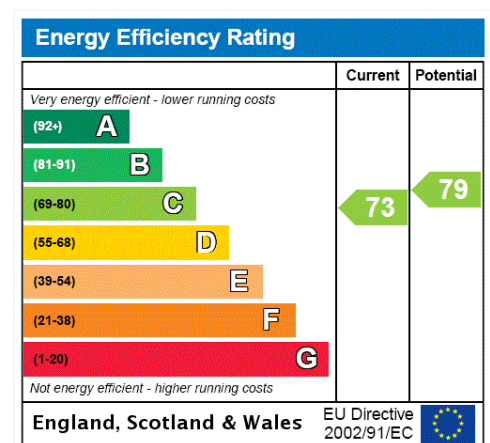
Lambeth

TENURE

Leasehold - 159 years from 24 June 1970

DIRECTIONS

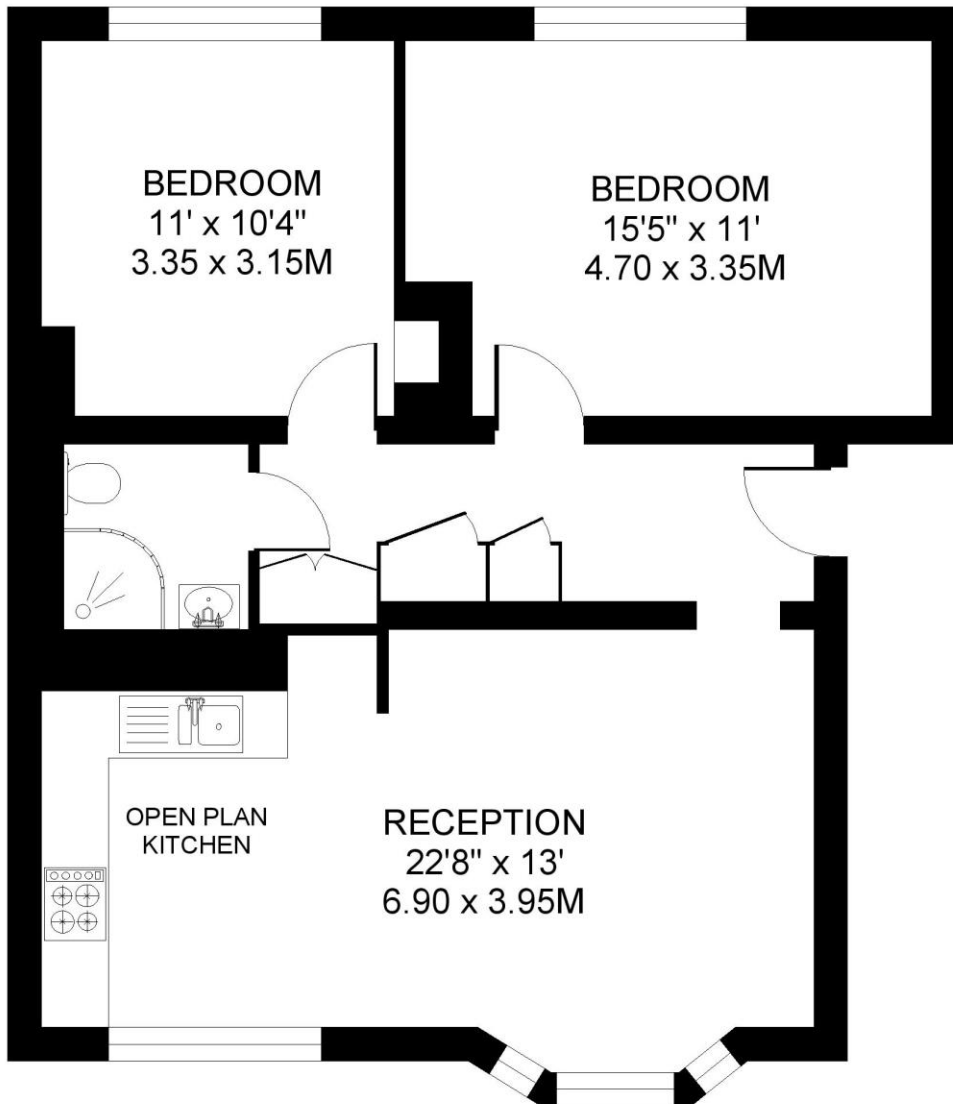
Kennington Underground (Northern Line) is approximately a 720m walk. Lambeth North Underground (Bakerloo Line) is 930m away. The area is also well served by frequent bus service into Central London.





NATHAN HOUSE, REEDWORTH STREET. SE11
2 BEDROOM FLAT

Approximate gross floor area
698 SQ.FT / 64.8 SQ.M.



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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Floorplan produced for Winkworth by Floorplanners 07801 228850

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