

Hayles Street, Kennington, SE11

£685,000 Share of Freehold

Stunning two-bedroom split level flat, on the idyllic Hayles Street, with a spectacular south east facing private roof terrace. EPC Rating C.

LOCATION

The property is located on Hayles Street between Elliotts Row and the highly sought-after West Square. All the local amenities Elephant and Castle has to offer is only moments away and both Borough and Waterloo are less than a mile away.

DESCRIPTION

Enter the flat on the first floor and immediately walk up the stairs to the second-floor landing. The floors are carpeted and the ceilings high, which really enhances the space in the flat. The bathroom is directly on your left and is a well presented white tiled suite comprising a bath with shower above, sink, heated towel rail, a set of drawers and a W.C. In addition, there are two built-in vanity mirror cabinets.

Walk along the corridor and you will find a second W.C. with a sink, next to the master bedroom. This bedroom has large sash windows allowing plenty of light to flood the room. There is space for a double bed, two bedside tables, two cupboards and a chest of drawers.

The second bedroom, also on this level, is carpeted with space to accommodate a double bed and a wardrobe.

The kitchen is just beyond here, fully equipped with and has space for a table and chairs. The kitchen consists of a built-in fridge/freezer, washing machine, dishwasher and a double oven. There is plenty of work and storage space around the room and would be perfect for someone who loves cooking in a bright and spacious room. Opposite, there is a useufel under-stair cupboard.

Head upstairs into the airy living room, where there is space for a sofa, a couple of chairs and a coffee table in the centre. There are currently bookshelves surrounding the room and a desk space on the side, which could be used as an extended office. There is also eaves storage on the side of the room. The room remains bright throughout the day by means of Velux windows and on the other side of the room are the folding doors, which lead out to the fabulous south east facing roof terrace; with space for a large table and chairs, perfect for the summer months.

LOCAL AUTHORITY

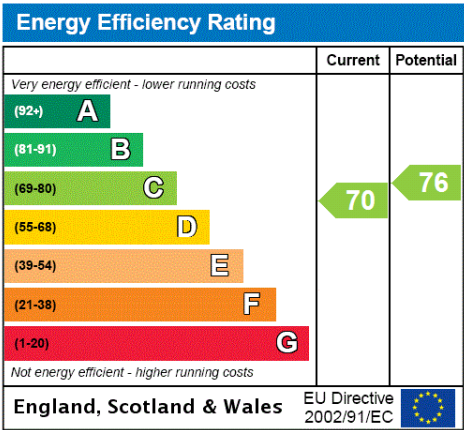
Southwark
Council Tax Band C

TENURE

Share of Freehold – underlying leasehold of 999 years from 11 February 2012
Ground rent: Nil
Service charge: 40 % share of the service charge. Last year the service charge was £529 in total

DIRECTIONS

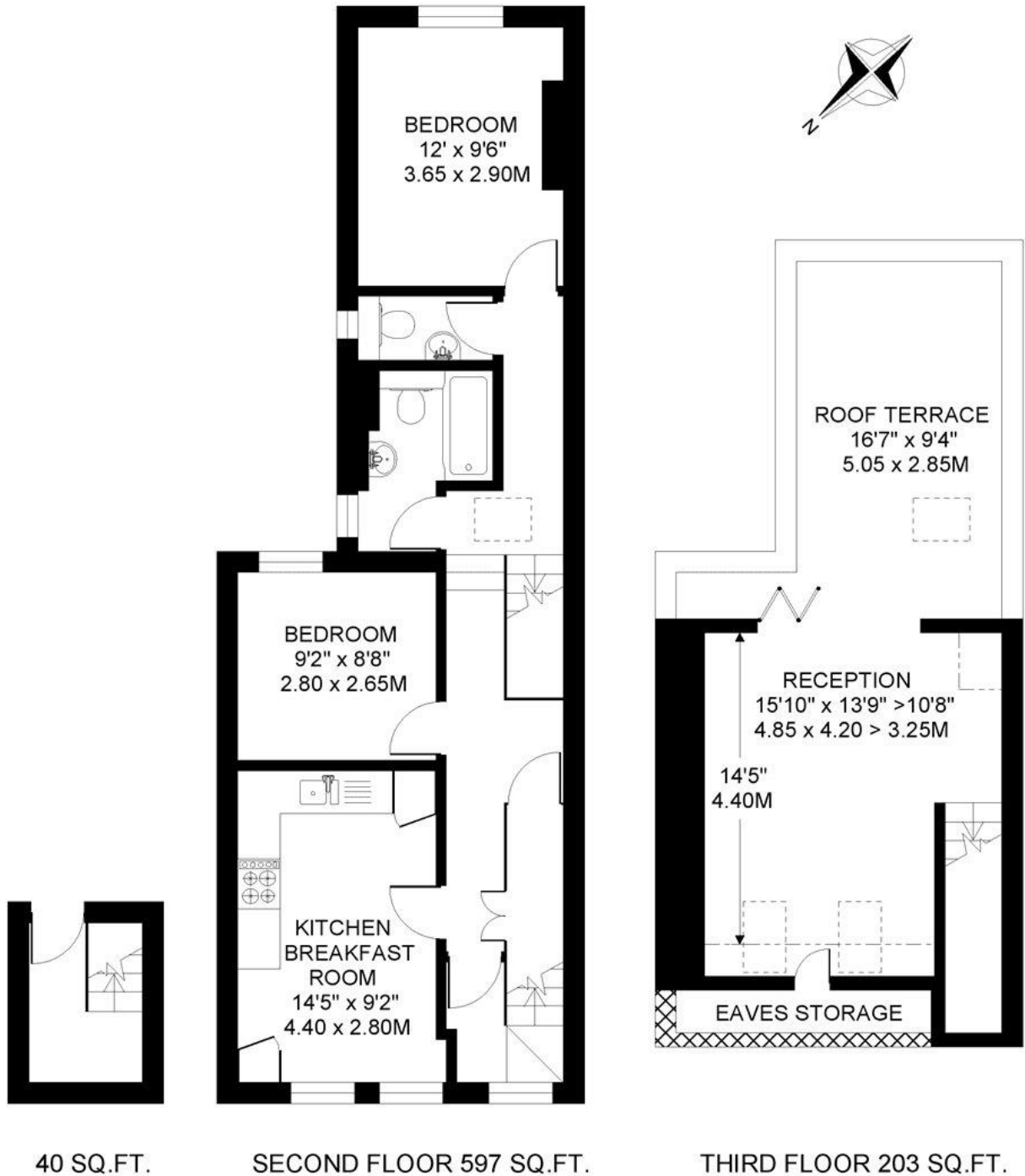
Elephant & Castle Stations (National Rail, Northern & Bakerloo Lines - Zone 1/2) are approximately 300 meters away. Waterloo Station (National Rail, Northern, Bakerloo, Waterloo & City & Jubilee Lines, Zone 1) is 0.7 miles away.





HAYLES STREET. SE11
2 BEDROOM FLAT

Approximate gross floor area
840 SQ.FT / 78.0 SQ.M.
PLUS EAVES STORAGE 23 SQ.FT. / 2.1 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.

Kennington | 020 7587 0600 | kennington@winkworth.co.uk