

## Trevose House, Orsett Street, London, SE11

£485,000 Leasehold

A fantastic three-bedroom flat located on the quaint Orsett Street. Situated on the second floor of a well-maintained purpose-built block, with access to a charming communal garden. EPC Rating C.

## LOCATION

You will find the property on Orsett Street, just off Newburn Street. A quiet residential street providing you with easy access to both Vauxhall and Kennington. Local amenities both areas have to offer are just moments away, whilst a selection of parks can be found around you.

## DESCRIPTION

Entering the property, you will notice the smart engineered wooden flooring and tall ceilings. Opposite the entrance is the first of three bedrooms ; a flexible space that could function as either a bedroom with a double bed or a lovely home office/ guest room.

Continuing down the hallway, the kitchen is to your left. A bright space courtesy of a large window. The kitchen has good storage and ample workspace. The kitchen houses a hob and oven, as well as space for utilities.

Opposite the kitchen you will find the main bedroom. A very generously sized bedroom with room for a large double bed and freestanding storage.

The bathroom is located next to the kitchen and is beautifully finished and tiled throughout. The bathroom contains a walk-in shower, sink basin with vanity mirror, W.C., heated towel rack and storage shelving.

At the end of the hallway on the right is the marvellous reception space, featuring a large bay window allowing an abundance of light in. The space is a great place to relax and enjoy, with space for a large sofa, dining table and further freestanding furniture.

The second bedroom is found to the rear of the flat, of a good size, with space for a double bed and freestanding storage.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground rent and service charge - £2,500 per annum

Council Tax Band - D

## LOCAL AUTHORITY

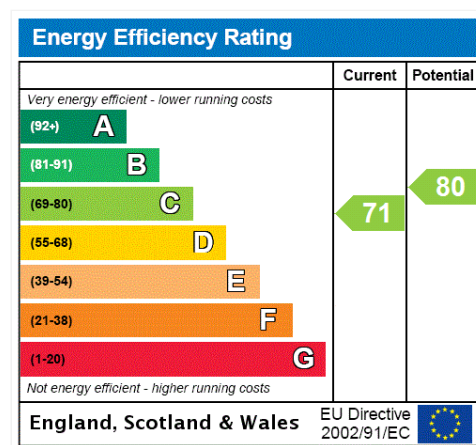
Lambeth, London

## TENURE

Leasehold - 999 years from 29 September 1986

## DIRECTIONS

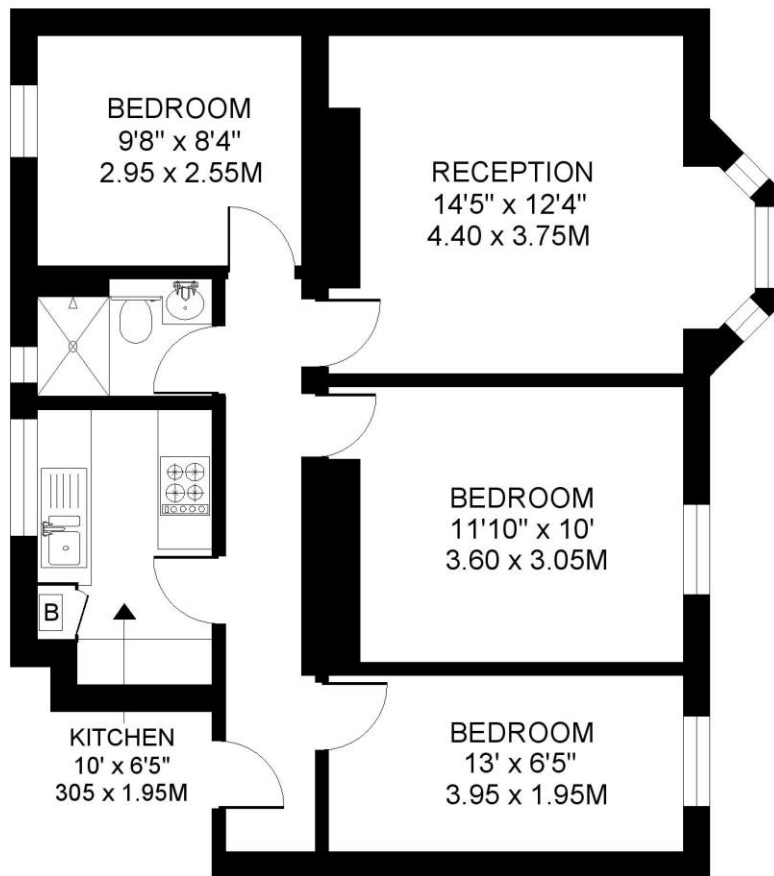
Vauxhall Underground (Victoria line) and Overground Stations (National Rail) are just a 10-minute walk away, whilst Kennington Station (Northern Line) is just over a 10-minute walk. Black Prince Road provides you with frequent bus services to the city and beyond.





TREVOSE HOUSE SE11  
3 BEDROOM FLAT

Approximate gross floor area  
667 SQ.FT. / 62.0 SQ.M.



SECOND 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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