



McAuley Close, London, SE1

£769,950 Leasehold

This is a fantastic opportunity to acquire an exceptionally well-presented two-bedroom, two-bathroom maisonette flat, spanning over 1150 SQ/FT over two floors of accommodation, in McAuley Close near Lambeth North. The flat boasts wonderful ceiling height, with beautiful large windows and charming period features throughout. EPC rating E

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LOCATION

McAuley Close is located just off the top of Kennington Road, very close to the Imperial War Museum and Lambeth North Underground Station. You are also within close proximity to the Thames at Lambeth Palace, Waterloo Station and the vibrant Lower Marsh Market, which offers vintage shops, pubs, bookshops, art galleries, independent coffee shops, several grocery stores and restaurants.

DESCRIPTION

Enter the flat on the second floor and immediately you are welcomed with an expansive sitting room offering longing views of the Palace of Westminster, the centre of the Houses of Parliament. There is fantastic ceiling height, and the space is very well lit thanks to two large sash windows. The room is extremely well proportioned with oak hardwood floors and there is also ample space for at least two large sofas, a coffee table and chairs.

Behind sits the kitchen dining area that again offers exceptional entertaining space and two large sash windows for amazing warm morning sunlight. The integrated kitchen offers large fridge/freezer, electric fan-powered oven, microwave oven, gas hob with ventilation, large dual sink and dishwasher. There are numerous worktop surfaces and storage located both above and below the kitchen units, as well as space to accommodate a large dining table for serving up to 14.

The tiled family bathroom is both modern and spacious and features a bath with overhead shower, towel rail and large basin. The W.C. is located next door as well as a separate utility cupboard where the stacked washing machine and dryer are stored. Storage options are plentiful throughout the flat which include large under stair storage, as well as an additional storage closet for coats, jackets and shoes at the entrance to the flat.

You will walk upstairs on sisal carpeting & runner with light from a skylight. When you arrive on the third floor, on your left, you will find the second bedroom which provides more than enough space to accommodate a double bed with built in storage found on the far side. Further space is available for additional free-standing items.

Next door, you will find a very generous sized master bedroom with space for a king-size bed and additional free-standing furniture. Large built-in storage also features.

Adjacent to the master bedroom, you will find the spacious ensuite modern bathroom with large stand-alone shower, heated towel rail, basin, bidet and W.C. which has been finished beautifully. The addition of yet another skylight makes more a very bright bathroom. Located behind the bathroom in the eaves, is an immense amount of storage which spans the width of the flat. Further storage shelving is also available in the passageway of the third-floor fire exit.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £1,632 per annum (2025-2026)
Ground Rent - £10 per annum
Council Tax Band - B

PARKING

Permit parking available.

UTILITIES

Electricity – mains connected
Gas – mains connected
Water – mains connected
Heating – gas central heating
Sewerage – mains connected
Broadband - Ultrafast Broadband

LOCAL AUTHORITY

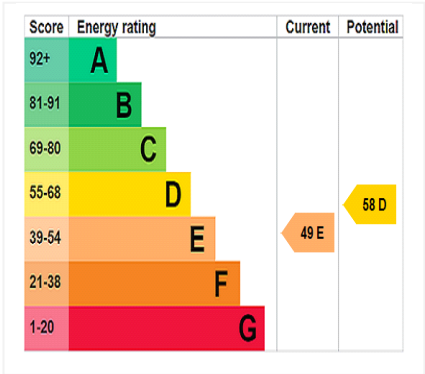
Lambeth

TENURE

Leasehold - 125 years from 29 July 1985

DIRECTIONS

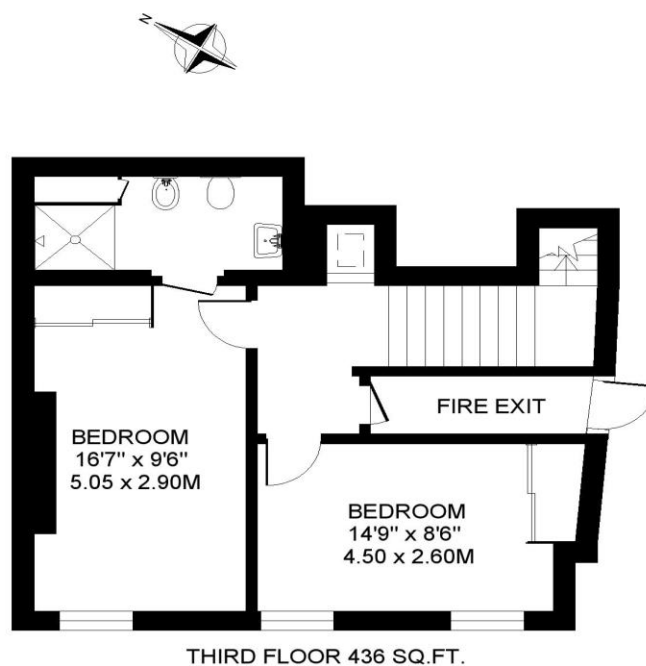
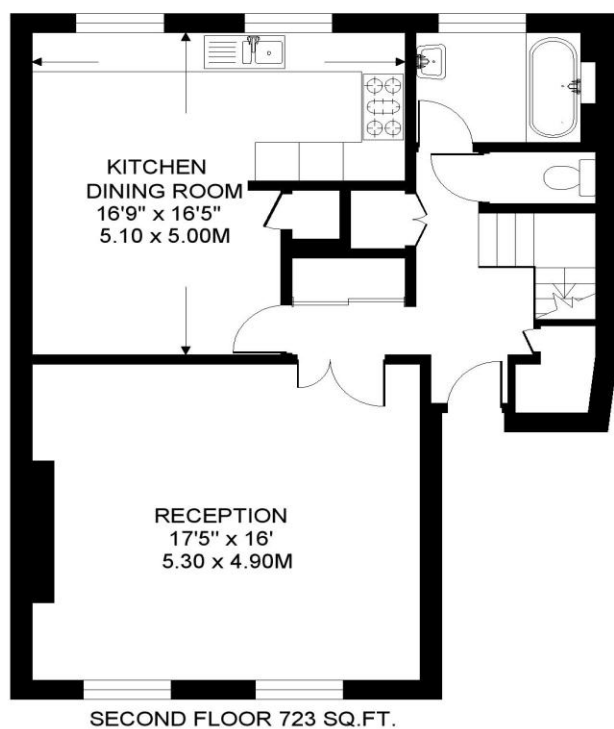
Extensive transport links are all within walking distance – Lambeth North Underground Station (Bakerloo Line) is approximately 0.2 miles away. Waterloo Station (National Rail, Northern, Bakerloo, Jubilee, and Waterloo & City Lines) is approximately 0.6 miles away. Elephant & Castle Station (Northern, Bakerloo, National Rail) is approximately 0.6 miles away. The Thames River at Lambeth Bridge looking across at the Houses of Parliament is approximately 0.5 miles away. From here, the vibrant Southbank, which is the cultural heart of London with an abundance of restaurants and bars, is also just a short walk and under a mile away.





**MCAULEY CLOSE. SE1
2 BEDROOM FLAT**

Approximate gross floor area
1159 SQ.FT / 107.6 SQ.M.



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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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