



Cabanel Place, SE11

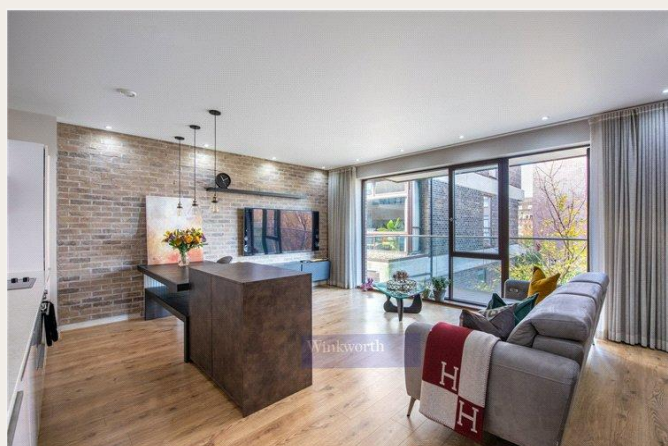
£650,000 *Leasehold*



Winkworth are delighted to present this beautifully appointed two-bedroom flat, set within the architecturally significant and Grade II listed Lilian Baylis Old School development. EPC rating B.

KEY FEATURES

- Located within a landmark Grade II listed development
- Spacious and well-proportioned layout
- Private balcony overlooking landscaped communal gardens
- Excellent natural light throughout
- Presented in superb condition



Kennington

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DESCRIPTION

This stylish and generously sized first-floor apartment forms part of the award-winning Lilian Baylis Old School development in Kennington. Designed with both character and modern living in mind, the property enjoys an abundance of natural light, elegant interiors, and views across beautifully maintained communal gardens.

A welcoming hallway leads to all rooms, starting with the family bathroom, complete with bath and overhead shower, WC, wash basin, and vanity mirror.

Both bedrooms are well-proportioned, each comfortably accommodating a double bed and additional furniture, complemented by practical built-in storage.

The heart of the home is the impressive open-plan kitchen and reception room. Thoughtfully designed with bespoke shelving and clever storage solutions, this space is perfect for both entertaining and everyday living. The contemporary kitchen is fully fitted with an integrated oven, extractor, fridge freezer, washing machine, and a stylish central island.

Extending the living space, a private balcony offers an ideal spot for morning coffee or evening relaxation.





MATERIAL INFO

Tenure: Leasehold
Term: 125 years from 1 January 2014 (113 year and 4 months)
Service Charge: £3,140 per annum (including £263.10 into reserve fund)
Ground Rent: £250 per annum (subject to increase)
Council Tax Band: E
Local Authority: Lambeth
EPC rating: B

PARKING
Parking permit available from Lambeth council

- UTILITIES**
- Electricity: Mains
 - Water: Mains
 - Heating: Gas central heating
 - Sewerage: Mains
 - Broadband: Ultrafast available

LOCATION
Cabanel Place is tucked away on Lollard Street, just off Gibson Road. Residents benefit from access to on-site amenities, including the Vauxhall East Climbing Centre with over 500 sqm of climbing walls. The development also sits at the heart of the Vauxhall art district, moments from Damien Hirst’s renowned Newport Street Gallery, and close to Kennington Cross with its vibrant mix of shops, cafés, bars, and restaurants.

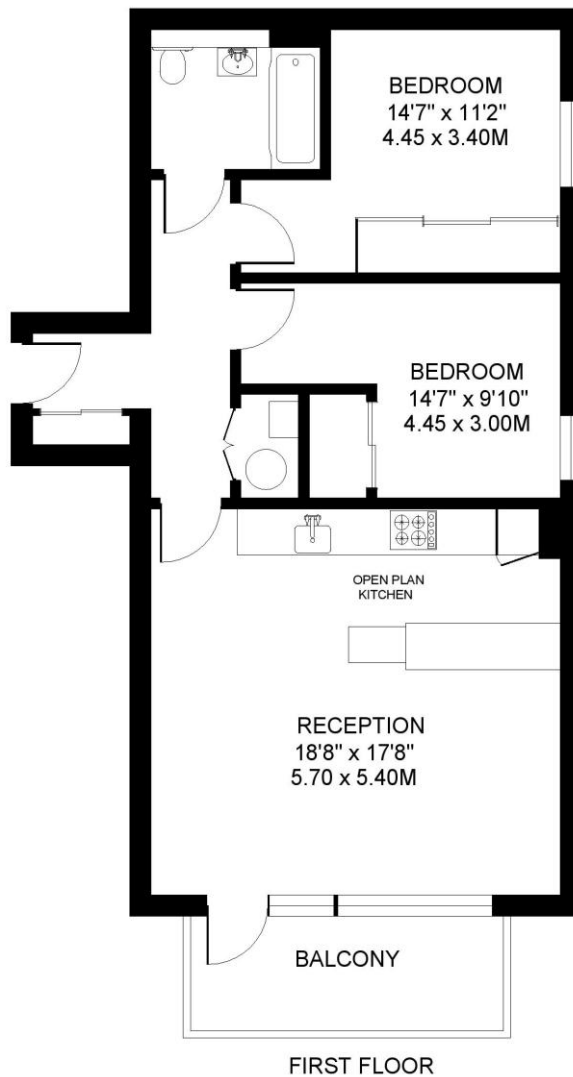
DIRECTIONS
Vauxhall Overground, Underground and Bus Stations (Victoria Line & National Rail) are approximately 0.6 miles away. Lambeth North Underground Station (Bakerloo Line) is approximately 0.6 miles away and Kennington Underground Station (Northern Line) is also approximately 0.7 miles away.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BAYLIS OLD SCHOOL, CABANEL PLACE SE11
2 BEDROOM FLAT

Approximate gross floor area
770 SQ.FT / 71.5 SQ.M.



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