



WEST SQUARE, KENNINGTON, LONDON, SE11

£3,500,000

FREEHOLD

At a glance...

- Private near 37-foot garden
- Private garage with parking
- Direct views overlooking
- the historic West Square
- Fantastic public transport links at Elephant & Castle
- 3706 SQ/FT

Winkworth

for every step...



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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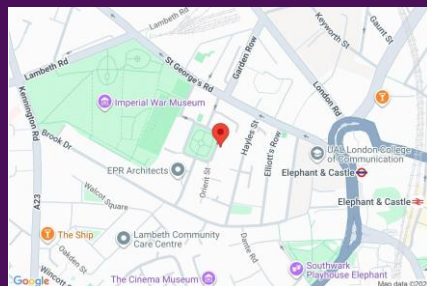
£3,500,000

FREEHOLD

A rare and particularly special opportunity to acquire an elegant six-bedroom Georgian Grade II Listed family house, complete with an impressive rear garden and private garage to the rear. The house is located within the West Square Conservation Area and measures over 3700 SQ/FT in total. EPC rating D

The house is entered on the raised ground floor via an impressive flight of steps, leading into an elegant entrance hall. To the front is the dining room, directly overlooking West Square and featuring beautiful floor-to-ceiling sash windows with original shutters, wooden floors and a fireplace. To the rear is the kitchen and breakfast room, enjoying fantastic views over the garden as well as direct access outside.

Occupying the front of the first floor is a magnificent drawing room of particularly generous proportions, with wonderfully high ceilings and three enormous sash windows flooding the room with natural light. Full of period charm and character, this is one of the standout rooms of the house. To the rear is a double bedroom with an en suite bathroom.



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WEST SQUARE, SE11 6 BEDROOM HOUSE

Approximate gross floor area
3706 SQ.FT / 344.3 SQ.M.
PLUS GARAGE 256 SQ.FT. / 23.7 SQ.M.



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Floorplan produced for Winkworth by Floorplanners 07801 228850

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