



Chester Way, London, SE11

£625,000 Leasehold

A spacious two-bedroom, garden flat located ground floor of a Victorian building and situated on the ever-popular Chester Way, in the heart of Kennington. EPC rating D.

LOCATION

Chester Way is nestled between Kennington Road and Kennington Lane. There is a vast range of local amenities to choose from and the flat is also close to the regeneration of Elephant and Castle. In addition, Kennington Underground Station and the delights of Southbank are both within walking distance.

DESCRIPTION

Located on the ground floor of an attractive Victorian building on a quiet tree-lined road in the heart of Kennington, this garden flat offers two double bedrooms, kitchen, bathroom and a living area leading out to a good-sized garden.

You enter a hallway off which are the two bedrooms. These have space for double beds and free-standing furniture. One has built in wardrobes.

Down the hallway is the fully fitted kitchen with electric oven, extractor fan, fridge/freezer, washing machine, dishwasher, sink and wine cooler with all white goods available in the sale.

The hallway beyond the kitchen leads to a tiled bathroom suite with bath, basin and WC. After which you enter the ample living room with space for two sofas, coffee table and footstool. This accesses the private garden much of which is paved for minimal maintenance.

Being at ground floor, the rear of the flat has full security bars. The garden has a convenient but secure side access to the street and is larger than most on Chester Way. Subject to planning permission, it offers considerable potential to build out the kitchen and living areas.

SERVICE CHARGE, GRANT RENT, COUNCIL TAX

Service Charge – £1,000 per annum
Grant Rent - Nil
Council Tax Band - E

PARKING

A street parking permit can be obtained from Lambeth Council

UTILITIES

Electricity – mains
Gas – mains
Water – mains
Heating – gas
Sewerage – mains
Broadband – superfast broadband

LOCAL AUTHORITY

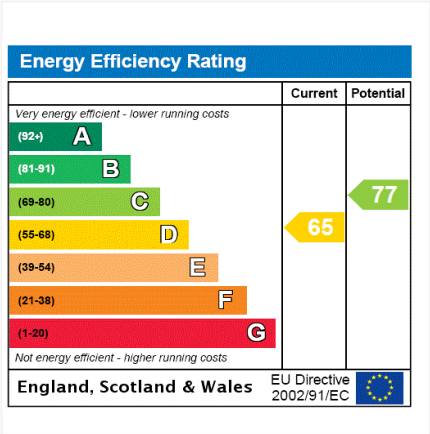
Lambeth Council

TENURE

Leasehold - 999 years from 2 May 2017

DIRECTIONS

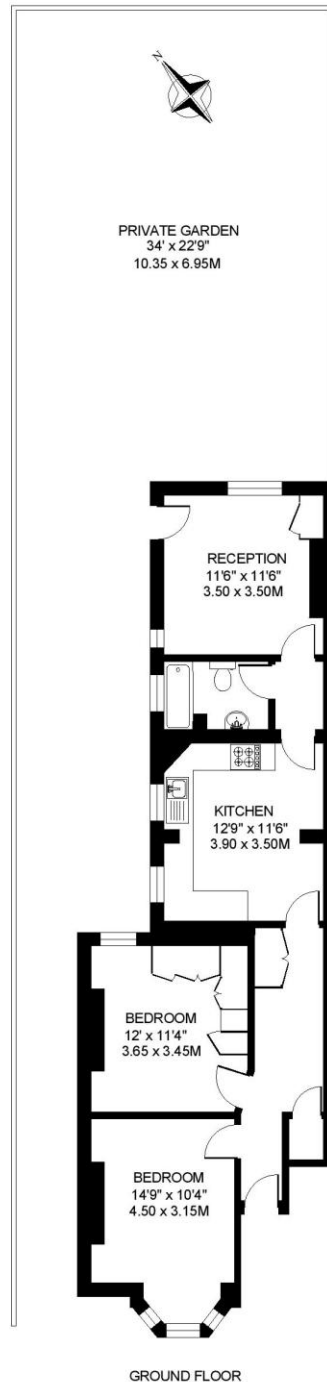
Kennington Underground Station (Northern Line) is approximately 0.3 miles away, Elephant & Castle Stations (National Rail, Bakerloo & Northern Line) are approximately 0.5 miles away. Lambeth North Underground Station (Bakerloo Line) is approximately 0.7 miles away. The area is also well served by a frequent bus service into Central London and there are several Santander cycle docking stations close by.





CHESTER WAY . SE11
2 BEDROOM FLAT

Approximate gross floor area
746 SQ.FT /69.3 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.
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Floorplan produced for Winkworth by Floorplanners 07801 228850

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