

Kennington Road, London, SE11

£1,795,000 Freehold

An elegant and substantial four/five-bedroom Georgian family home. Situated on the historic Kennington Road, this Grade II listed property is set well back from the road with beautiful front and rear gardens. The house offers four floors of flexible living with an exceptional level of original features. EPC Exempt.

LOCATION

Kennington Road runs north from Kennington Cross to Lambeth North and the property is ideally located for tubes and buses to the City, Docklands, Battersea Power Station, West End, Victoria, Chelsea, Kensington and beyond. Overground rail from Elephant & Castle Station (13-minute walk) goes to St Pancras International, Cambridge, Gatwick and Luton airports, St Albans, Bedford, Sevenoaks, East Croydon and Brighton. Tubes - Lambeth North 7 mins walk; Kennington 10 mins. Bus stop 150 yards. Santander bike rack 50 yards.

There are many amenities on your doorstep including supermarkets, convenience stores, restaurants, cafés, pubs, gyms, a swimming pool, doctors' and dentists' surgeries, pharmacies, hairdressers and dry cleaners. The property is only a 2-minute walk from the Geraldine Mary Harmsworth Park which surrounds the Imperial War Museum, a 6-minute walk from Archbishop's Park which is adjacent to Lambeth Palace, a 7-minute walk from Damien Hirst's Newport Street Gallery and a 10-minute walk from Albert Embankment and St Thomas's Hospital. It is about a 15-minute walk from the Houses of Parliament, Westminster Abbey, Tate Britain, the London Eye, the Royal Festival Hall, the Royal National Theatre, the Hayward Gallery, the National Film Theatre, the Old Vic, the Young Vic, The Cut and London Waterloo.

The property is within the Congestion Charging Zone and thus benefits from a 90% discount off the Congestion Charge. Street Parking is by residents' permit (Zone KR) and discounted weekday visitor permits are available from Lambeth Borough Council. The new and enlarged Elephant & Castle shopping centre is now under construction and will be an 11-minute walk away. Close by are a wide selection of excellent public- and private-sector nurseries, primary schools and secondary schools.

DESCRIPTION

Before you enter the house, you walk through a charming and thriving front garden which basks in the morning sunshine with useful practical features – a storage cupboard, a bike rack, outdoor lighting and an outdoor water supply. As you enter the house you will notice the large hallway and 18th century panelled staircase. To your right you enter the beautiful panelled reception room, home to one of the three fireplaces in the house. The room has a lovely view of both the front and rear gardens, allowing light to flood in at every time of day. There are also great storage options, built-in bookcases and ventrolled windows.

To the rear of the ground floor, you will find a handy utility room containing plinths for washing and drying machines, cloakroom space, a butler sink, a hot water tank and a 3-year-old gas boiler. A further substantial reception space follows that would make a perfect home office, TV room, playroom or granny annexe and again offers fantastic storage options and bookcases. This light and generous space gives you access to the rear patio and garden.

The architect-designed rear patio and garden is a great spot to sit, relax and enjoy the afternoon/evening sunshine with three distinct outdoor seating options. This west-facing garden is well stocked, has useful external storage options, space for a barbecue, outdoor lighting and an outdoor water supply.

As you head up to the first floor, there is a guest W.C. to the rear including a double-height, heated airing cupboard. The first floor comprises the master bedroom (used by the Georgians as the main reception room) with ensuite and dressing room. The bedroom is bursting with original features such as panelling, intricate corning, three large secondary-glazed sash windows, shutters, built-in cupboards and another fireplace. The ensuite to the rear of the bedroom is impeccably finished, containing a free-standing bath, power-shower, double sinks, heated towel rail, extractor fan and a W.C. There is a generous-sized dressing room off the ensuite which might also be used as a starter nursery for a young baby.

Continuing to the top of the house via the panelled staircase, the second floor consists of three more panelled bedrooms. Two bedrooms are doubles and share a well-equipped and beautifully finished bathroom with power shower, W.C., heated towel rail and extensive cupboard spaces. The third bedroom, although smaller, could easily function as a single bedroom or make yet another great office space or nursery. The two front bedrooms have secondary glazing and the rear bedroom has access to the substantial loft space which spans the entire house front-to-back, side-to-side.

Heading back down to the lower ground floor you enter the kitchen. Light pours in, courtesy of a window looking out onto the rear garden and a staged herb garden. The kitchen is well equipped, has great worktop space, Georgian-style storage, a double sink, a lovely breakfast bar, domino hobs and two ovens. To the front of the lower ground floor is the panelled dining room, containing the third fireplace, two floor-to-ceiling cupboards and a wine cupboard. This room has been cleverly designed to add more ceiling height and is a perfect spot to entertain guests. Lastly there is storage found throughout the lower ground, including vast storage under the stairs.

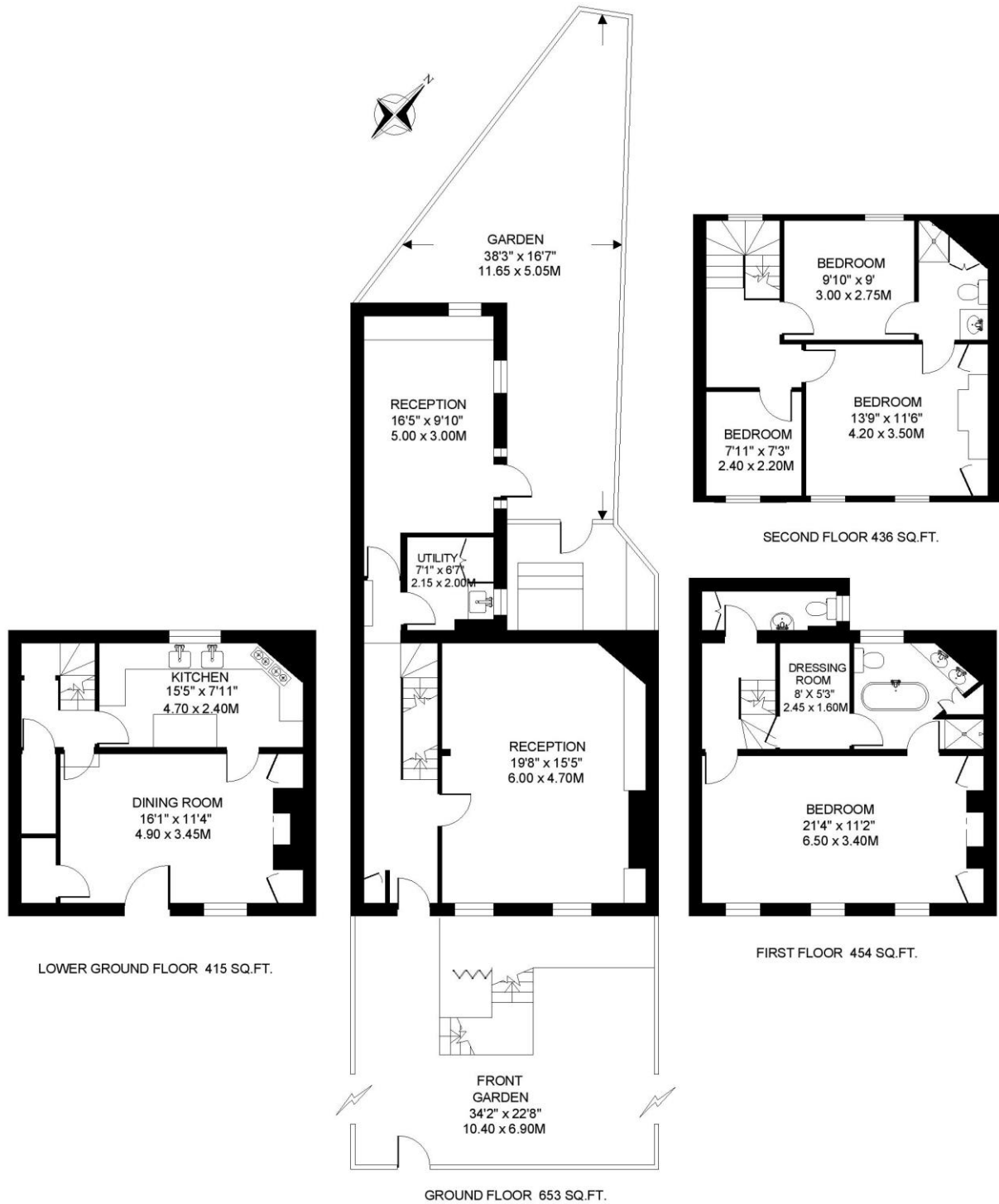
LOCAL AUTHORITY

Lambeth, London. Council tax band G.



KENNINGTON ROAD. SE11 4 BEDROOM HOUSE

Approximate gross floor area
1958 SQ.FT. / 181.9 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.

Kennington | 020 7587 0600 | kennington@winkworth.co.uk