



## Vanbrugh Court, Wincott Street, London, SE11

£425,000 Leasehold

A well-presented one bedroom flat on the top floor on Vanbrugh Court with private balcony overlooking the residents' gardens. Situated within the congestion zone and just a stone's throw from the famous Imperial War Museum. EPC Rating D.

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LOCATION

Vanbrugh Court is situated on Gilbert Road, just off Kennington Road. The amenities of Kennington Cross are within close proximity, providing restaurants, shops and gastro pubs on your doorstep. The regeneration of Elephant and Castle is also within reach and the area is already undergoing major changes for the better.

DESCRIPTION

Enter the flat on the top floor and into a small landing. Off the landing are three storage cupboards ideal for your hoovers, ironing boards and suitcases etc.

To your right there is the reception room, which is generously proportioned and has direct access to the south-east facing balcony.

Off the reception room is a separate kitchen with wooden work-tops, small breakfast bar, built in dishwasher and electric oven.

Opposite from the reception room is the bedroom which is a good size double with built in wardrobes and dual aspect views making the room very light.

Next to the bedroom is the modern bathroom and comes equipped with a w/c, sink, bath and shower above. There is also a window for natural ventilation.

LOCAL AUTHORITY

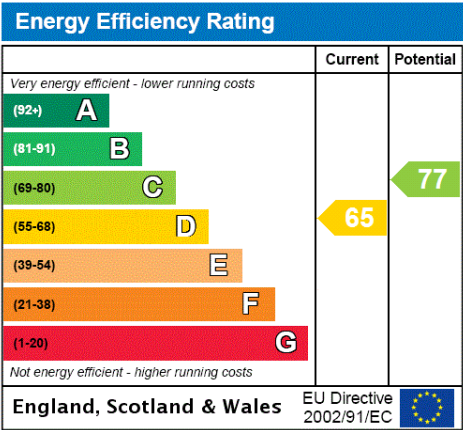
Lambeth Council, London  
Council Tax Band C

TENURE

Leasehold - 159 years from 25 March 1977  
Service Charge paid half yearly: £2,224.02  
Ground Rent: £50 per annum

DIRECTIONS

Lambeth North Station (Bakerloo Line) is approximately 910 metres away and Kennington Station (both branches of Northern Line) is approximately 1km walk away, providing access to the West End and Central London. Both Kennington Lane and Kennington Road are well served by frequent bus services into Central London.

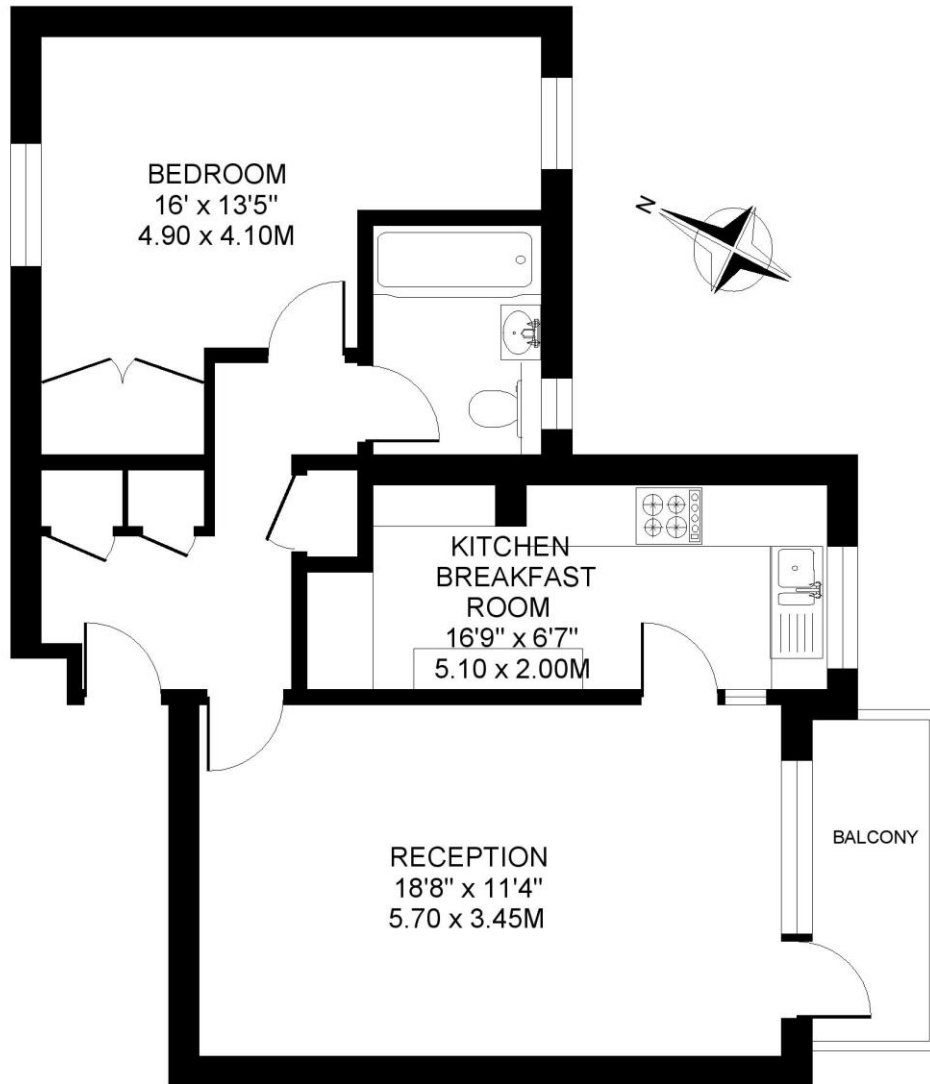






77 VANBRUGH COURT. SE11  
1 BEDROOM FLAT

Approximate gross floor area  
616 SQ.FT / 57.2 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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