



**Kennington Lane, UK, SE11**

**£450,000 Share of Freehold**

A well-presented two-bedroom flat available for sale on the top floor of a Grade II listed period conversion located a short walk from Vauxhall Station. EPC rating E



#### KEY FEATURES

- Excellent transport links
- Close to the river
- Spacious reception room
- Good condition



**Kennington**

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## DESCRIPTION

Situated on the top floor of an attractive Grade II listed building, this well-presented flat blends period character with modern functionality.

The accommodation comprises a generous open-plan kitchen and reception room, two well-proportioned bedrooms, and a stylish bathroom. A spacious entrance hallway provides access to all rooms and leads through to the open-plan living space, which is flooded with natural light from two windows. The reception area comfortably accommodates a three-seater sofa, coffee table, and dining table, making it ideal for both relaxing and entertaining.

The kitchen is fitted with wooden units above and below the worktops and includes a sink with tap, a four-burner induction hob with extractor above, a fridge freezer and a washing machine.

The bathroom, located off the landing, is fitted with a bath and overhead shower, wash basin, and WC. Both bedrooms are accessed from the landing; one offers ample space for a double bed, while the second is well suited to a single bedroom or home office.





## MATERIAL INFO

**Tenure:** Share of Freehold

**Term:** 125 years from 25 March 1995 (94 years and 3 months)

**Service Charge:** £1,440 per annum

**Ground Rent:** Nil

**Local Authority:** Lambeth

**Council Tax Band:** D

**EPC rating:** E

## PARKING

Residents on-street parking available from Lambeth Council

## UTILITIES

Electricity – Mains

Water – Mains

Heating – Electric

Sewerage – Mains

Broadband – Superfast broadband

## LOCATION

The property is situated on Kennington Lane, moments away from the local cafes, bars and restaurants of Kennington Village and around the corner from the Oval cricket ground.

## DIRECTIONS

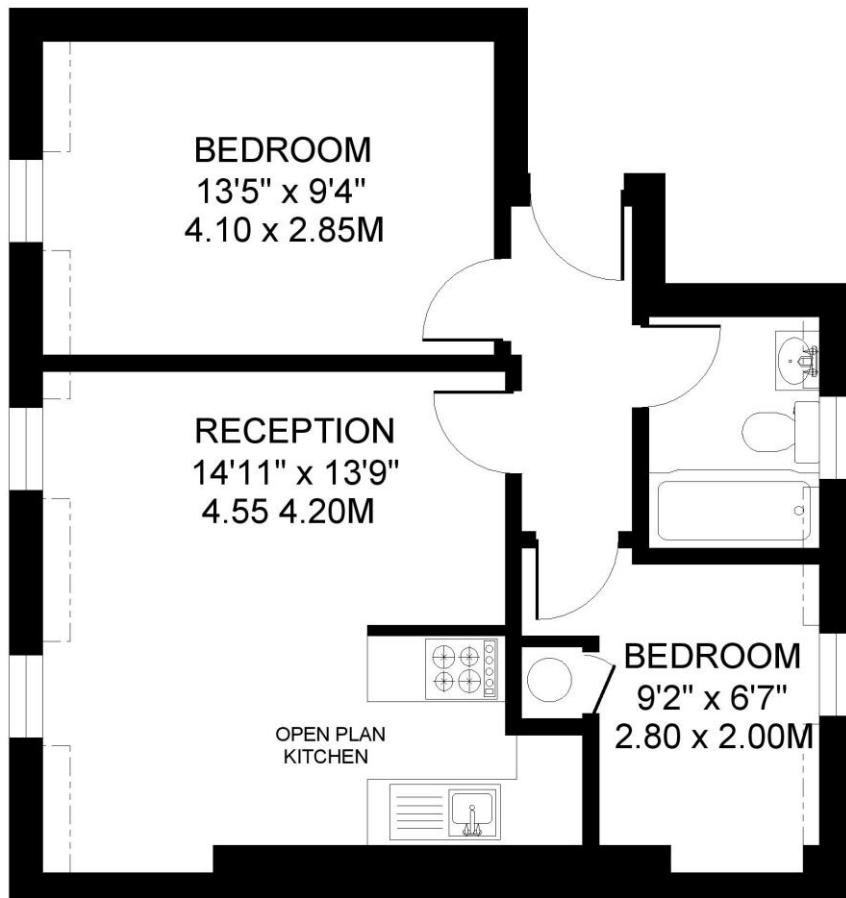
Kennington station (Northern Line) is approximately 0.7 miles away. Vauxhall overground; underground and bus station (Victoria Line and National Rail) are approximately 0.3 miles away. The local area is also well served by frequent bus services into Central London.

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		
69-80	C		
55-68	D		
39-54	E	50 E	53 E
21-38	F		
1-20	G		

KENNINGTON LANE SE11  
2 BEDROOM FLAT

Approximate gross floor area  
495 SQ.FT / 46 SQ.M.



THIRD FLOOR

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