



Irving House, Doddington Grove, London, SE17

£295,000 Leasehold

A charming one-bedroom flat on the first floor of this purpose-built building, situated just 400 meters from Kennington Underground station. EPC rating C.

LOCATION

This property is located in Zone 1 on the quiet Doddington Grove, parallel to Kennington Park Road. This street has a broad tree line down both sides which runs off Braganza Street. Moments away to Kennington Park, with Doddington Grove Garden even closer by.

DESCRIPTION

As you enter this first floor flat you are greeted into the hallway with lovely wooden flooring. To your left is the bathroom complete with standing shower, W.C., and sink with vanity mirror above. It has been finished with white wall tiles and dark matt flooring tiles. The bathroom is also complemented by a sash window with opaque glass.

As you move straight on through the hallway you come to the reception room with more than enough space for a medium sized sofa and small dining table. As the window faces southeast, the room has an abundance of light from the large windows, especially in the morning.

Adjoining the reception room is the bedroom with built-in wardrobes and overhead storage, along with space for a double bed with bedside cabinets and a small desk.

Back into the hallway to the right is the kitchen with generous amounts of storage and plenty of worktop space, as well as an electrical conductor hob with oven below and extractor above. The kitchen also has a fitted fridge freezer.

LOCAL AUTHORITY


Southwark Council, London
Council Tax Band A

TENURE

Leasehold - 125 years from 29 April 2002
Ground Rent: £10 per annum
Service Charge: Circa £970 per annum

DIRECTIONS

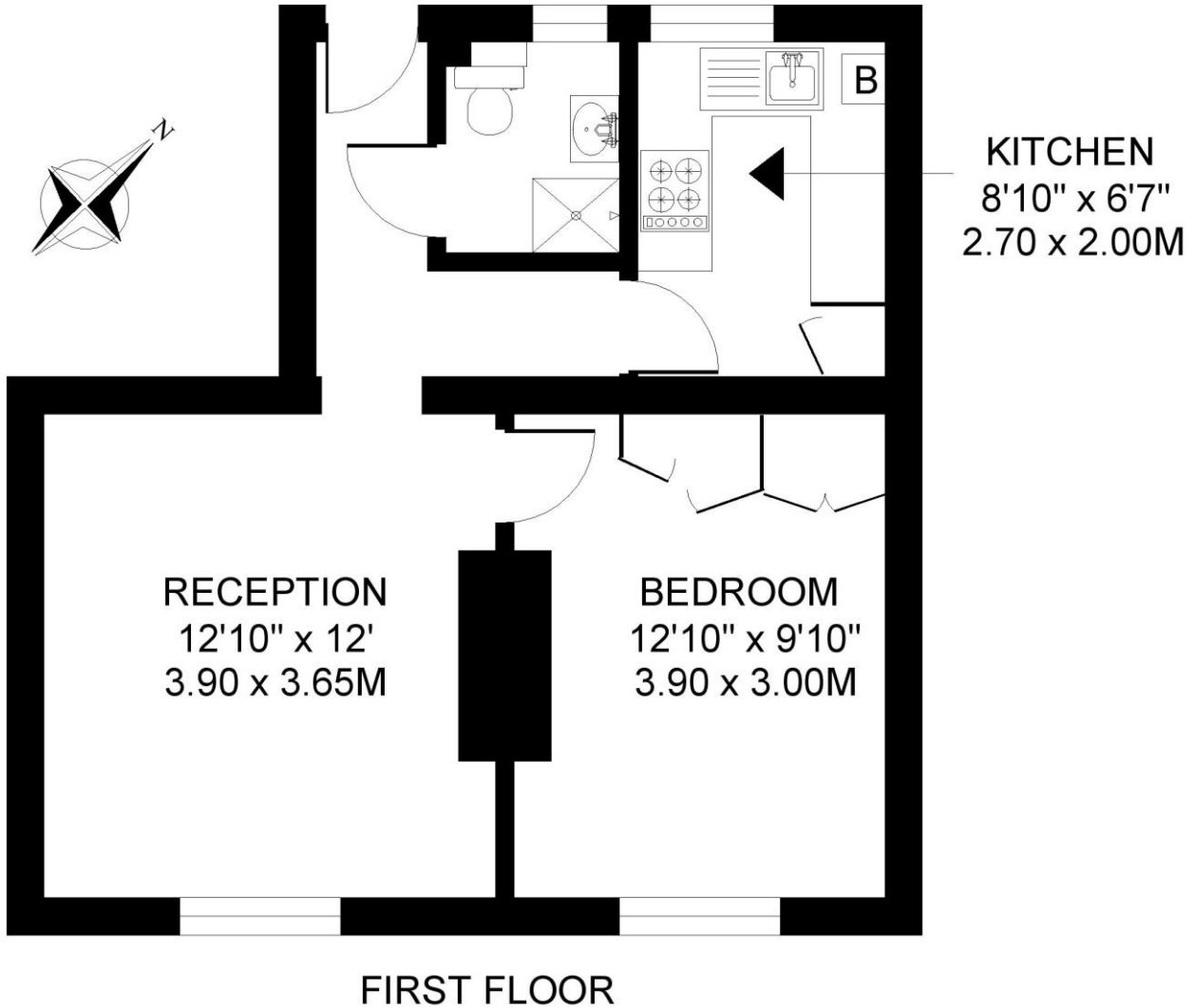
Kennington Underground Station (northern Line – both branches) is only a 5 minute walk away. Kennington is also well served by frequent running bus services into Central London.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



IRVING HOUSE. SE17
1 BEDROOM FLAT

Approximate gross floor area
433 SQ.FT. / 40.2 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.

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