



Kennington Park Road, London, SE11

£525,000 Leasehold

An opportunity to acquire a stunning one bedroom garden flat on the raised ground floor of this Georgian property just a short walk from Kennington underground station. EPC Exempt.

Winkworth

LOCATION

Positioned moments away from Kennington Underground Station and just a short walk from Kennington Park, this property is in the heart of Kennington and close to amenities including restaurants, pubs and local supermarkets.

DESCRIPTION

The property features a large reception room with wooden flooring and an elegant fireplace with ample space for a dining table, as well as sofas and a coffee table. Two large sash windows look out onto the gardens below and let in plenty of natural light.

The bedroom has more than enough space for a double bed and additional free-standing storage.

The bathroom is a modern tiled suite with a bath with overhead shower, W.C., sink with vanity mirror above and a heated towel rail.

The kitchen is a good size with ample storage and worktop space, as well as an integrated gas hob with extractor fan above and storage below, dishwasher, washing machine, and space for a fridge.

The garden is accessed from the back of the kitchen. As you head down the steps you will find a large, decked area that then opens out into a huge patioed space surrounded by greenery. This is the perfect space for alfresco dining/relaxing, and could easily accommodate a home office if someone wished.

LOCAL AUTHORITY

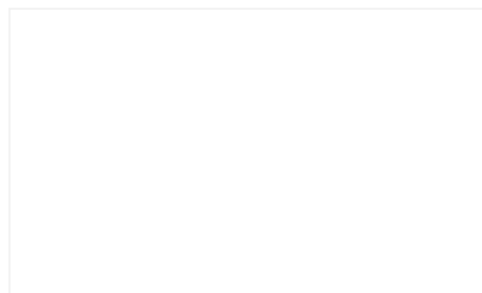
Southwark Council, London

TENURE

- Leasehold - 125 years from 25 March 1986;
- Ground Rent: £100 rising to £400 per annum;
- Service Charge: circa £500 per annum including building insurance.

DIRECTIONS

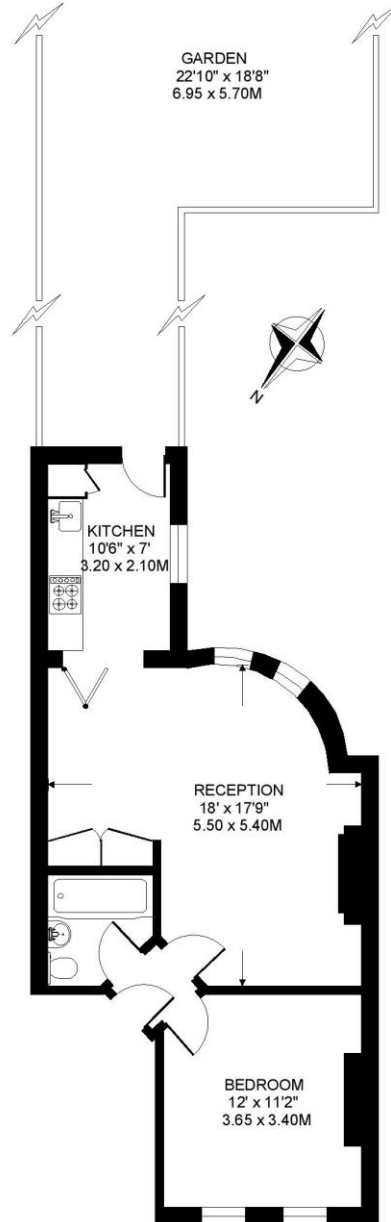
Kennington Underground Station (Northern Line – both branches) is approximately 0.3 miles away. Elephant & Castle Underground/Overground Stations (National Rail, Northern and Bakerloo Line) are approximately 0.7 miles away. Kennington Park Road is also well-served by a frequent bus service to the City, West End and beyond.





KENNINGTON PARK ROAD. SE11
1 BEDROOM FLAT

Approximate gross floor area
522 SQ.FT / 48.4 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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