

## Kennington Road, Kennington, London, SE11

£595,000 Leasehold

Winkworth are proud to present this high-spec two-bedroom apartment within a smart development, only moments from Kennington Cross. It is over 1000 square feet and only 25 minutes' walk to the houses of parliament. EPC Rating B.

## LOCATION

Kennington Road runs parallel to Kennington Park Road and is ideally located for buses to the City, West End and beyond. There are several amenities including supermarkets, cafes, pubs and gyms on your doorstep. Kennington Road is only a 15-minute walk from the Cut and London Waterloo. The variety of SE1 street food markets are also easily accessible by foot.

## DESCRIPTION

This extremely spacious apartment is over 1000 sqft and is in an exceptional condition. As you enter the flat you are greeted by an extremely spacious hallway with wooden flooring throughout.

To the right is the huge open plan kitchen/reception room, again with wooden flooring throughout. At one end is a high spec kitchen with a modern finish, including an integrated dishwasher, fridge/freezer, electric hob with extractor fan above, separate oven, and built in microwave. There is also an abundance of storage and worktop space. Also, in the kitchen is a large storage cupboard containing the washing machine.

The reception space is a fantastic size, with more than enough space for a large dining table and chairs, as well as sofa's, armchairs, a coffee table, and additional free-standing storage. There would also be space for a desk.

From the hallway is the family bathroom, which is a very large modern suite containing a bath with overhead shower, sink with vanity mirror above and storage below, W.C., and heated towel rail.

Both bedrooms are a great size, with space for a king-sized bed and free-standing storage. The master bedroom also benefits from fitted storage, and an en-suite bathroom with a walk-in shower, sink with vanity mirror above and storage below, and W.C.

Lastly, the building itself benefits from a lift.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £4,600.00 per annum to Homeground Management Ltd, paid 6 monthly

Ground Rent - £300.00 per annum

Council Tax Band - F

## UTILITIES

Electricity – mains connected

Gas – no

Water – mains connected with meter

Heating – electric system

Sewerage – mains connected

Broadband – Super Fast Fibre Available

## LOCAL AUTHORITY


Lambeth, London

## TENURE

Leasehold - 118 years from 1 January 2011

## DIRECTIONS

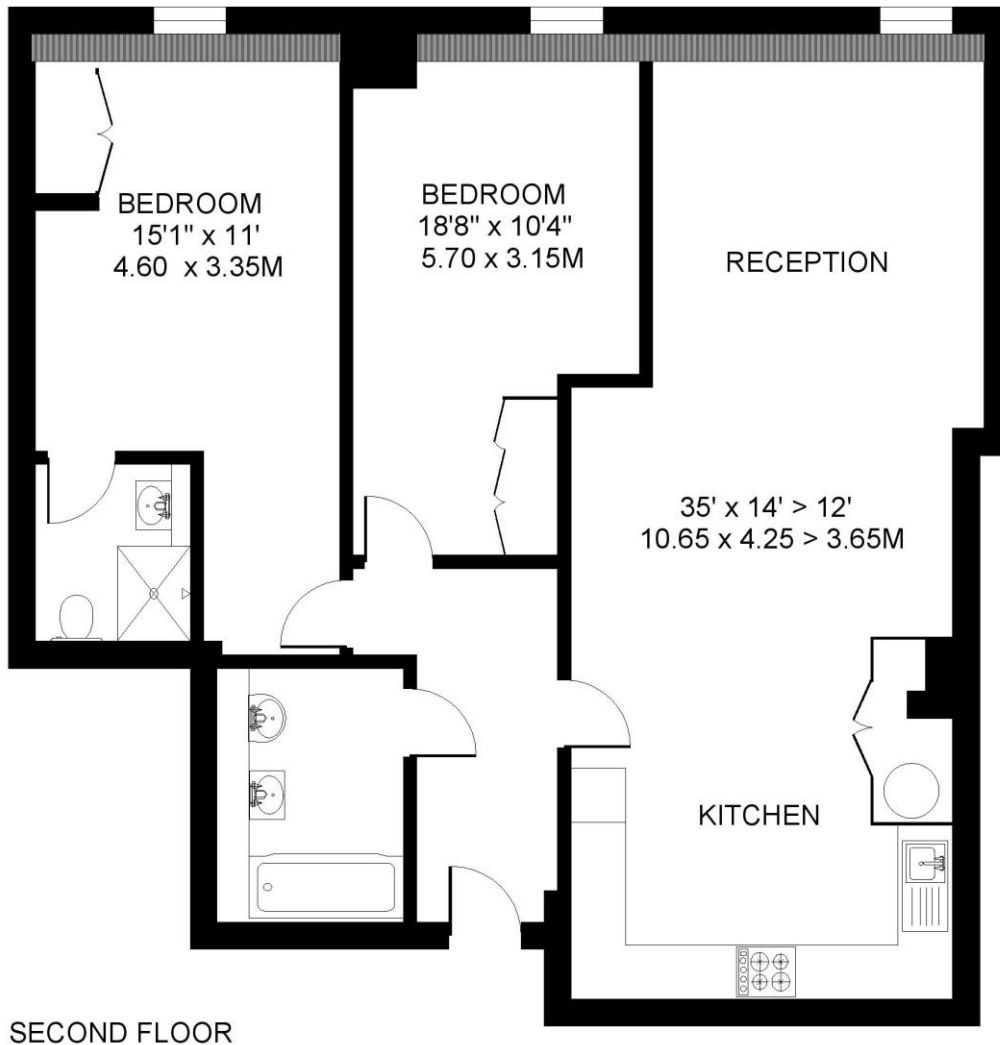
Kennington Underground Station (Northern Line) is just a short walk away (approximately 0.4miles). Lambeth North Underground Station (Bakerloo Line) and Vauxhall Overground/Underground and Bus Stations (Victoria Line) are also close by (approximately 0.6 miles). The area is well-served by a frequent bus service to the South Bank, the City and West End.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



KENNINGTON ROAD SE11  
2 BEDROOM FLAT

Approximate gross floor area  
1028 SQ.FT. / 95.5 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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Floorplan produced for Winkworth by Floorplanners 07801 228850

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