



Kenneth Court, Kennington Road, London, SE11

£550,000 Share of Freehold

A spacious and freshly renovated, second floor, two-bedroom flat with a balcony. Situated in a wonderful 1930's purpose-built block, just off Kennington Road.

LOCATION

You will find the flat on the corner of Wincott Street, adjoining Kennington Road. This is a lovely spot between Kennington Cross and the Imperial War Museum. You will find an abundance of amenities close by such as local shops, restaurants and green spaces.

DESCRIPTION

Entering the flat on the second floor, the wide hallway provides two storage cupboards. To your right you will find the kitchen. Finished to a nice standard and providing great cupboard and workspace. There is space for an oven and an extractor built in above. There is also space for further utilities such as a dishwasher and washing machine.

The kitchen provides access to the charming balcony where there is room for a couple of chairs to sit out and enjoy the sunnier days.

Back into the flat and heading into the reception space. There is more than enough space for a sofa, dining table and any further furniture you'd like to add. A bright and airy space, courtesy of large windows. A theme that is prevalent throughout the flat.

Opposite the reception space you will find the bathroom. Housing a bath with overhead shower, sink with storage and W.C. Again, finished well with no works required.

To the rear of the flat you will find the two bedrooms. Both very generous sizes suitable for large doubles. There is also ample room to add freestanding storage solutions.

Permit parking available through Lambeth council.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £2,051.50 per annum

Ground Rent - Peppercorn

Council Tax Band - C

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Superfast Fibre available

LOCAL AUTHORITY

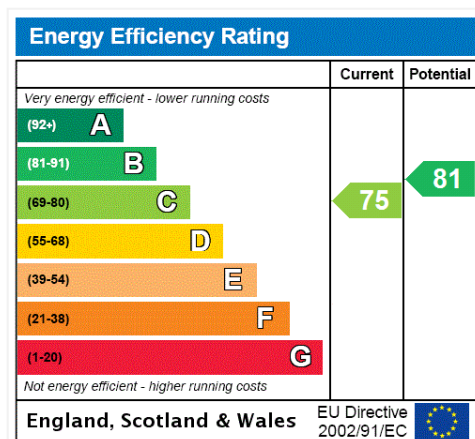
Lambeth Council

TENURE

Share of Freehold - 999 years from 17 March 2009

DIRECTIONS

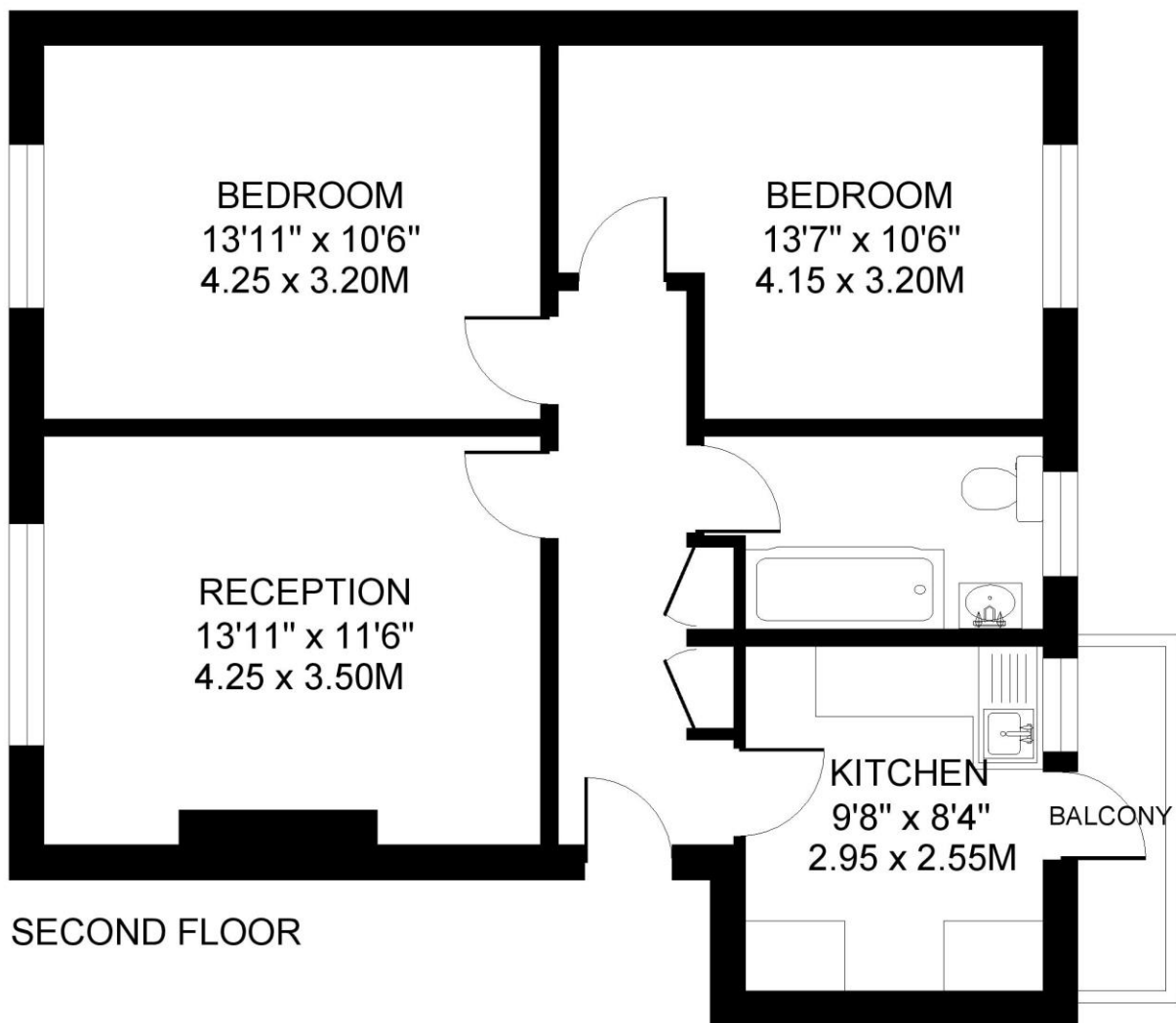
Lambeth North Underground Station (Bakerloo Line) and Kennington Underground Station (Northern Line – both branches) are a short walk away at approximately 10 minutes. Kennington Road is also very well served with frequent bus service into the city and beyond.





KENNETH COURT SE11
2 BEDROOM FLAT

Approximate gross floor area
665 SQ.FT / 61.7 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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