



Lohmann House, Kennington Oval, London, SE11

£280,000 Leasehold

A spacious one-bedroom flat full of potential, set on the fourth floor of this purpose-built block in Oval, with unbeatable views into The Oval cricket ground. EPC Rating D.

LOCATION

You will find the flat on Kennington Oval, between Clayton and Bowling Green Street. The dream location for any cricket lovers. If cricket isn't your thing, you are still ideally positioned to access Oval, Kennington and Vauxhall, providing an abundance of amenities and superb transport links.

DESCRIPTION

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Long Description

Entering the flat on the fourth floor, the bathroom and separate W/C are on either side of the hallway. The bathroom contains a bath and a sink.

The front right of the flat houses the kitchen. A good size with sensible dimensions. You will find plenty of storage and workspace as well as room for utilities.

The rear of the flat comprises of the generous bedroom and reception space. The reception space is suitable for a dining table, sofa and other furniture you wish to add.

The bedroom can easily accommodate a large double or king-sized bed along with freestanding storage solutions. Both rooms to the rear is where you will find those phenomenal views in The Oval.

SERVICE CHARGE, GROUND RENT, AND COUNCIL TAX

Service charge - £1137 pa

Ground Rent - £10 pa

Council Tax Band - B

PARKING

Residents on street parking available from Lambeth Council.

Estate parking available from Hyde Housing.

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – Gas central heating

Sewerage – mains connected

Broadband – Superfast Fibre

LOCAL AUTHORITY

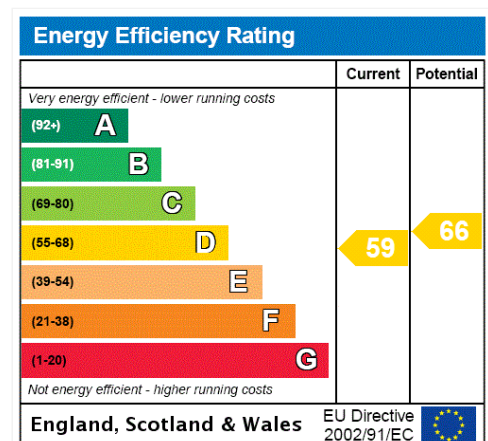
Lambeth Council

TENURE

Leasehold – new 125 years lease

DIRECTIONS

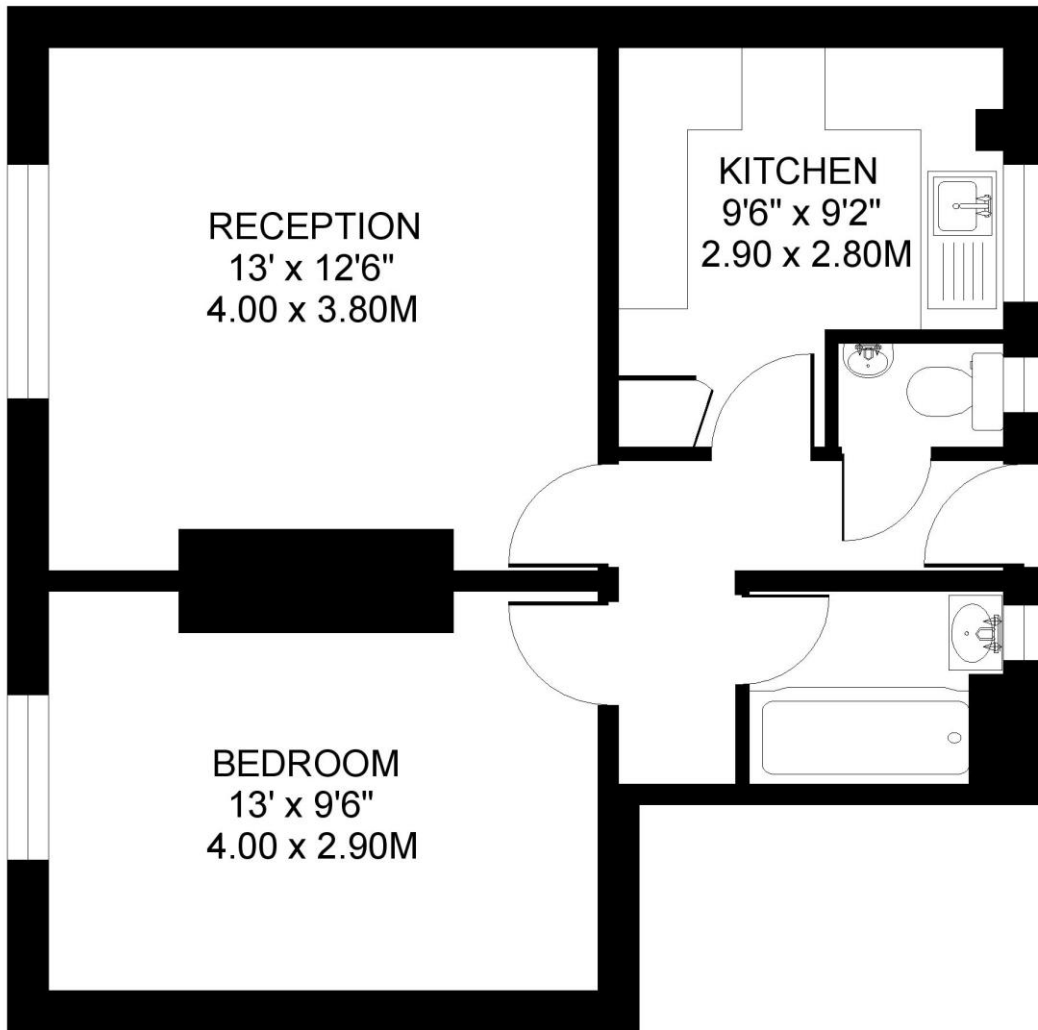
Oval Underground Station (Northern Line) is just 0.2 miles away. Vauxhall Underground (Victoria, Circle & District Lines) and Vauxhall train station (National Rail services) is approximately 0.5 miles away. The area is also well served by frequent bus services.





LOHMANN HOUSE. SE11
1 BEDROOM FLAT

Approximate gross floor area
462 SQ.FT / 42.9 SQ.M.



FOURTH FLOOR

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors,
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windows, appliances and other features are approximate.

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