

## Bowden Street, Kennington, London, SE11

£549,950 Leasehold

A fantastic opportunity to acquire a spacious two-bedroom flat, on the ground floor of a warehouse conversion, just off the prestigious Cleaver Square.

## LOCATION

Bowden Street is a one way, quiet street, just off Cleaver Square, at the junction of Kennington Road and Kennington Lane. There are a vast range of amenities near by, along with restaurants and pubs; Kennington Tandoori, The Tommyfield and The Prince of Wales, to name but a few.

## DESCRIPTION

This well maintained flat is in a superb, central location, on the ground floor.

The reception room is exceptionally spacious and bright, with ample room for a dining table and chairs, large sofas and coffee table.

The kitchen is of generous proportions with plenty of work surfaces for preparing food, an integrated electric fan oven with gas hob and extractor fan. In addition, there is space for a large fridge freezer and washing machine.

The master bedroom is very generous indeed, with plenty of room for a king size bed and clothes storage, as well as chest of drawers and desk.

The second bedroom is equally spacious, with space for a double bed, large wardrobe and further storage.

The bathroom has been recently renovated and comprises a bath with shower above, sink, WC, heated towel rail and large illuminated mirror.

There is a combination boiler neatly concealed in the corner cupboard in the reception room.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground Rent - £150 per annum

Service Charge - £ 3,200.00 per annum including insurance

Council Tax Band - E

## LOCAL AUTHORITY

Lambeth

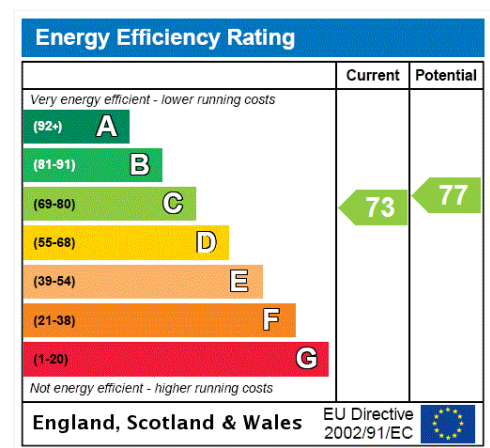
## TENURE

Leasehold - 125 years from 29 September 1993

## DIRECTIONS

Kennington Underground Station (Northern Line) is approximately 0.3 miles away and Vauxhall Station (Victoria Line & National Rail) is approximately 0.7 miles away.

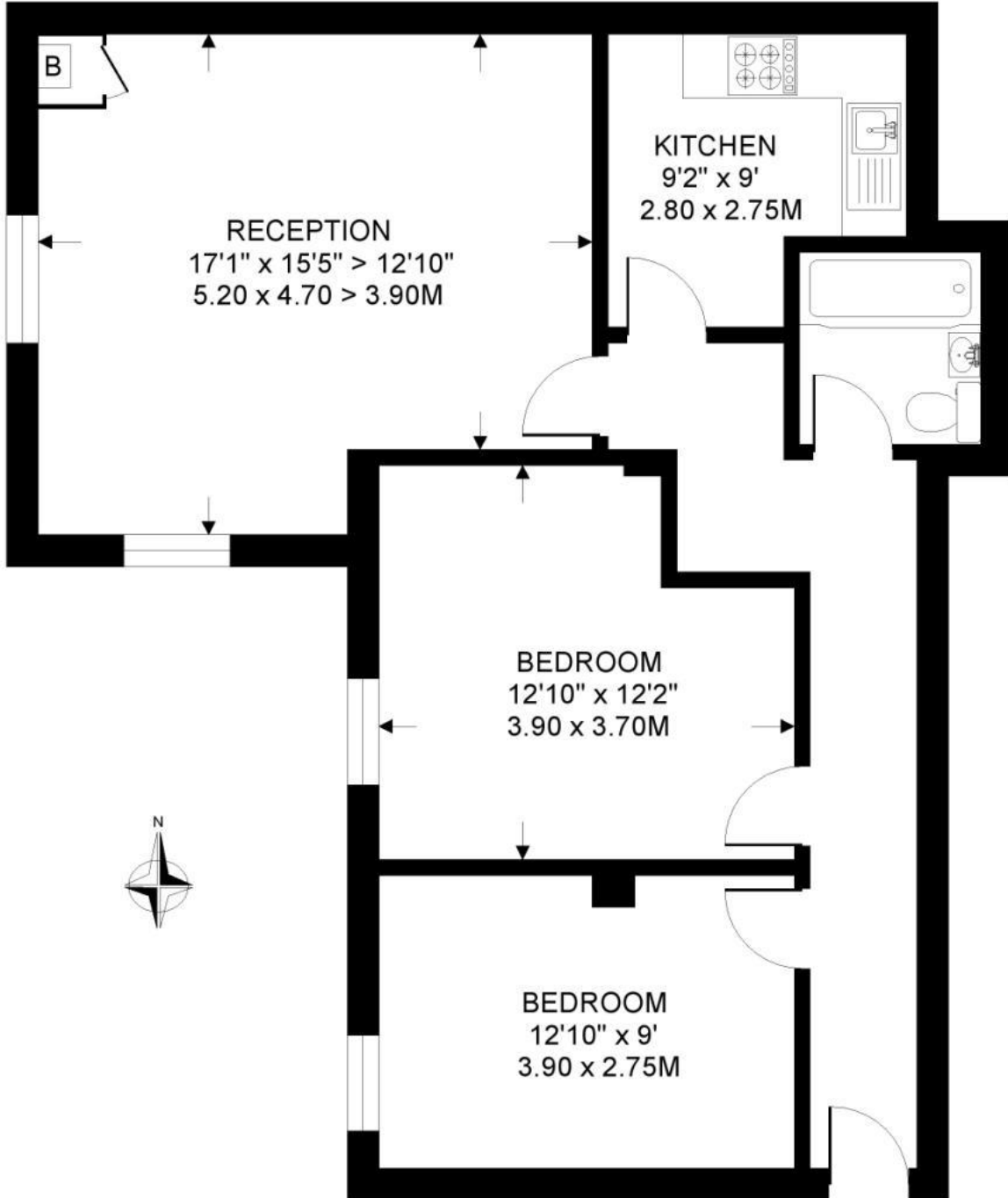
There is also a variety bus services in the vicinity, offering easy access to Central London and beyond. There is also the Santander Cycle Docking Station just outside the property.





BOWDEN STREET. SE11  
2 BEDROOM FLAT

Approximate gross floor area  
750 SQ.FT / 69.6 SQ.M.



GROUND FLOOR

*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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