



## Cornwall Court, Cleaver Street, London, SE11

£595,000 Leasehold

A well-presented two-bedroom split level flat set within this purpose-built development on Cleaver Street, just a short walk to Kennington Underground.

## LOCATION

Cornwall Court is located on Cleaver Street, situated between Kennington Cross and the ever-popular Cleaver Square. Kennington Cross is home to several fantastic cafes, bars and restaurants.

## DESCRIPTION

This spacious split-level flat is set over the third and fourth floor of the development, as you enter through the front door on your right-hand side you have a very sizable, modern kitchen with ample workspace. It contains a built-in electric oven and induction hob, fridge/freezer, dishwasher, space for a washing machine and an abundance of storage.

Further storage can also be found under the stairs and in the hallway on the second floor.

As you walk through the hallway and enter the reception room you are greeted by two large windows which let in an abundance of light, they also present views of the city and there is plenty of room for two sofas, a tv stand and coffee table, making it a great space to relax in an evening.

The main bedroom is on the right-hand side as you walk up the stairs, this room is large enough to accommodate a large double bed, a desk and a wardrobe.

The second bedroom which is located on the opposite end of the hall could be used as either as a small double or a convenient home office/ study.

Next to the second bedroom is a modern bathroom which contains a shower in bath, sink and WC.

Permit parking.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £192.00 a month

Ground Rent - £100.00 per annum

Council Tax Band - C

## UTILITIES

Electricity – Mains connected

Gas- Mains connected

Water – Mains connected

Heating – Gas central heating

Sewerage – Mains connected

Broadband – Superfast Broadband

## LOCAL AUTHORITY

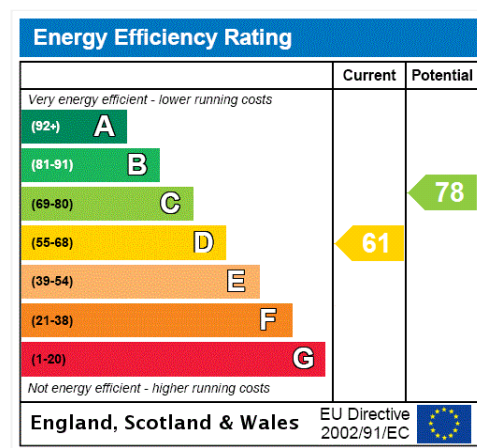
Lambeth Council

## TENURE

Leasehold - Currently being extended to by 90 years meaning the remaining term will be 172 years.

## DIRECTIONS

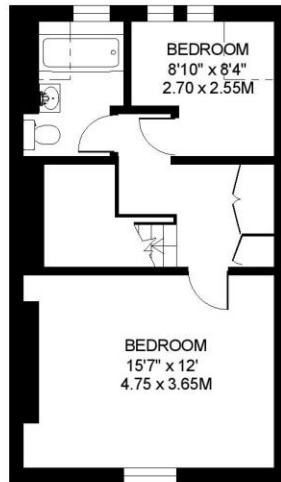
Kennington Station (Northern Line- both branches) 0.3 miles away 9 approximately 6 minutes' walk). Elephant & Castle Stations (National Rail, Bakerloo and Northern Line) are 0.7 miles away (15 minutes' walk).



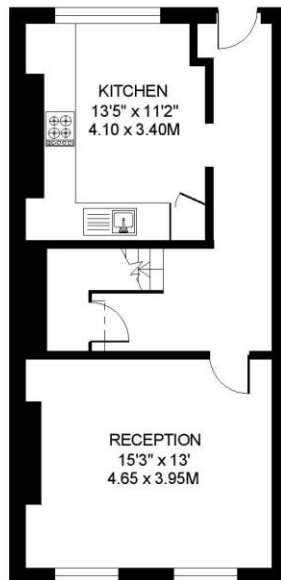


CORNWALL COURT SE11  
2 BEDROOM FLAT

Approximate gross floor area  
923 SQ.FT / 85.7 SQ.M.



FOURTH FLOOR 417 SQ.FT.



THIRD FLOOR 506 SQ.FT.

*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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