



Lorrimore Road, London, SE17

£750,000 Leasehold

A charming and immaculately presented three-bedroom, split-level period Victorian conversion, set on a quiet residential street in Kennington with a wonderful, expansive South-facing garden. EPC Rating C.

LOCATION

Lorrimore Road is a quiet residential street located between Kennington Park Road and John Ruskin Street. The road is within close proximity to Kennington Underground Station, not to mention a vast range of local amenities branching off Kennington Road and Walworth Road. Additionally, Kennington Park is also just a short walk away.

DESCRIPTION

Enter the flat on the raised ground floor of this delightful Victorian building, and you are presented with two equally spacious bedrooms and the family bathroom to the rear.

The front facing bedroom provides plenty of space to accommodate a double bed as well as space for further free-standing furniture. There are also pleasant and pretty views of the Victorian terrace opposite. The second bedroom that sits behind is equally spacious and provides wonderful views over the large private garden to the rear and ample built in storage.

The modern tiled bathroom at the rear of the raised ground floor offers a bath with overhead shower, sink with storage below, heated towel rail, W.C. and additional storage in the way of shelving.

On the lower ground floor, towards the front, you will find the master bedroom which feels airy and spacious with wooden floors. There is more than enough space to accommodate a king-size bed, with an abundance of built in storage available. This room could also be used as a further living space if desired.

At the rear, you will find a spectacular open plan kitchen and living area. The modern kitchen is fully integrated with the usual appliances that you would expect including built electric fan-powered oven and microwave, induction hob, dishwasher and large fridge/freezer. The washing machine is housed in the extension next to the downstairs W.C. There is ample kitchen worktop space available as well as plenty of storage both above and below the kitchen units.

At the rear in the extension to the kitchen is the sitting room which is spacious and bright thanks to two large skylights. There is engineered wooden flooring throughout, and copious amounts of space for multiple sofas, coffee table, and dining room table and chairs.

Bi-folding doors at the rear of the extension provide access to the very large garden to the rear. Nearest the house you will find the paved patio area before steps lead you up to the well-maintained garden with mature beds running down both sides and a large pergola. At the rear is a decked area, perfect for barbecues in the summer, and a garden shed.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service charge - £800 per annum

Ground rent - £10 per annum

Council Tax Band D

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband - Superfast Broadband

PARKING

Parking permit available from Southwark Council.

LOCAL AUTHORITY

Southwark Council

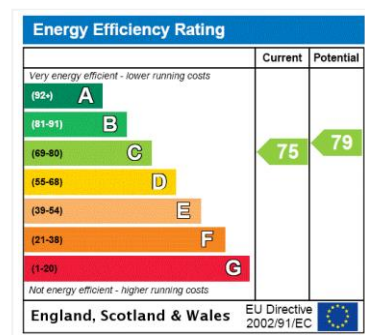
TENURE

Leasehold -125 years from 18 October 2004

DIRECTIONS

Kennington Underground Station (Northern Line – both branches) is conveniently located close by, approximately 0.4 miles away.

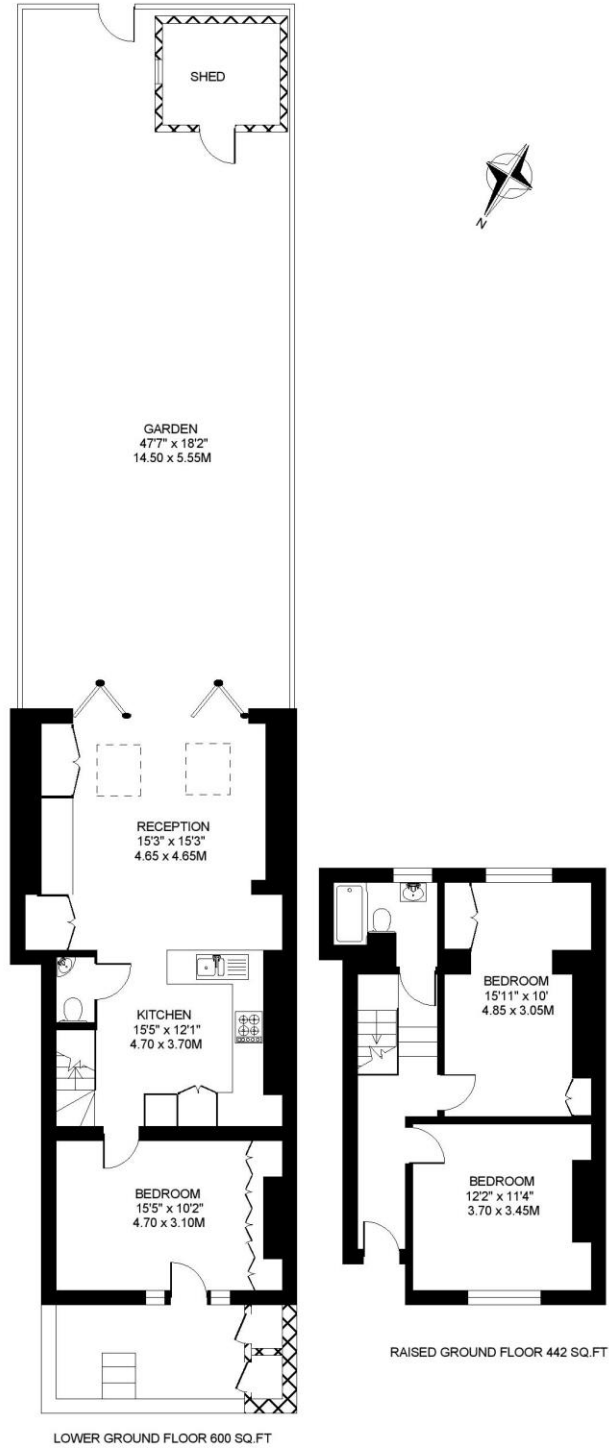
Kennington Park Road is served by frequent bus services to the City, West End and beyond.





LORRIMORE ROAD. SE17
3 BEDROOM FLAT

Approximate gross floor area
1042 SQ.FT / 96.8 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. Copyright: These plans should not be reproduced by any other person, without permission. Floorplan produced for Winkworth by Floorplanners 07801 228850

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