

Nathan House, Reedworth Street, London, SE11

£475,000 Leasehold

Winkworth presents this well-presented two-bedroom flat on the first floor of this popular, purpose-built block situated in the heart of Kennington. Whilst a quiet road, you are only a stone's throw away from all local amenities that Kennington has to offer, providing a perfect balance between quiet living, and easy access into central London.

LOCATION

Situated on Reedworth Street, a quiet street just off Kennington Road, this property offers numerous transport links with Kennington, Lambeth North and Elephant & Castle Underground Stations and a wealth of local amenities, being all but a short walk away.

DESCRIPTION

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As you enter the property on the first floor you are greeted by a spacious hallway with two large, fitted cupboards. The property benefits from a modern PIV system (positive input ventilation) in the hallway preventing moisture/ damp build up throughout the property.

The reception room to your left includes a bay window creating a beautiful and spacious living environment. There is more than enough space for large sofa, coffee table, TV unit, and additional storage.

The separate kitchen offers a fantastic amount of storage and worktop space, as well as a fully integrated double oven and hob, dishwasher, fridge/freezer, and washing machine. There is also ample space for a dining table and chairs.

Both bedrooms in the property are great sized doubles. The master bedroom has large fitted mirrored sliding wardrobe doors and an additional fitted wardrobe providing ample space for clothing and storage. The second double bedroom includes a fitted wardrobe and has plenty of room for an office/gym, spare bedroom, or children's room.

The bathroom has a modern finish with a bath with overhead shower, W.C., sink with vanity mirror above and storage below, and a heated towel rail.

The block is purpose built and of solid brick construction minimising noise transference and maximising privacy. The communal garden is maintained by a contract gardener with sections of the garden maintained by residents keen to get involved, contributing to a positive community spirit.

The flat also benefits from a secure and private storage in the basement.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £3,194.00 per annum inclusive of reserve fund

Ground Rent - £35.00 per annum

Council Tax Band - D

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected with meter

Heating – gas central heating, combi boiler

Sewerage – mains connected

Broadband – Super Fast Fibre

LOCAL AUTHORITY

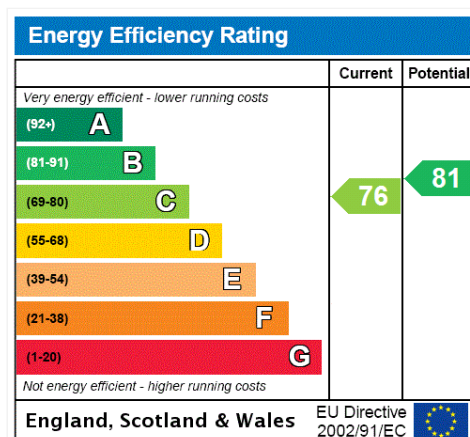
Lambeth

TENURE

Leasehold - 159 years from 25 March 1970

DIRECTIONS

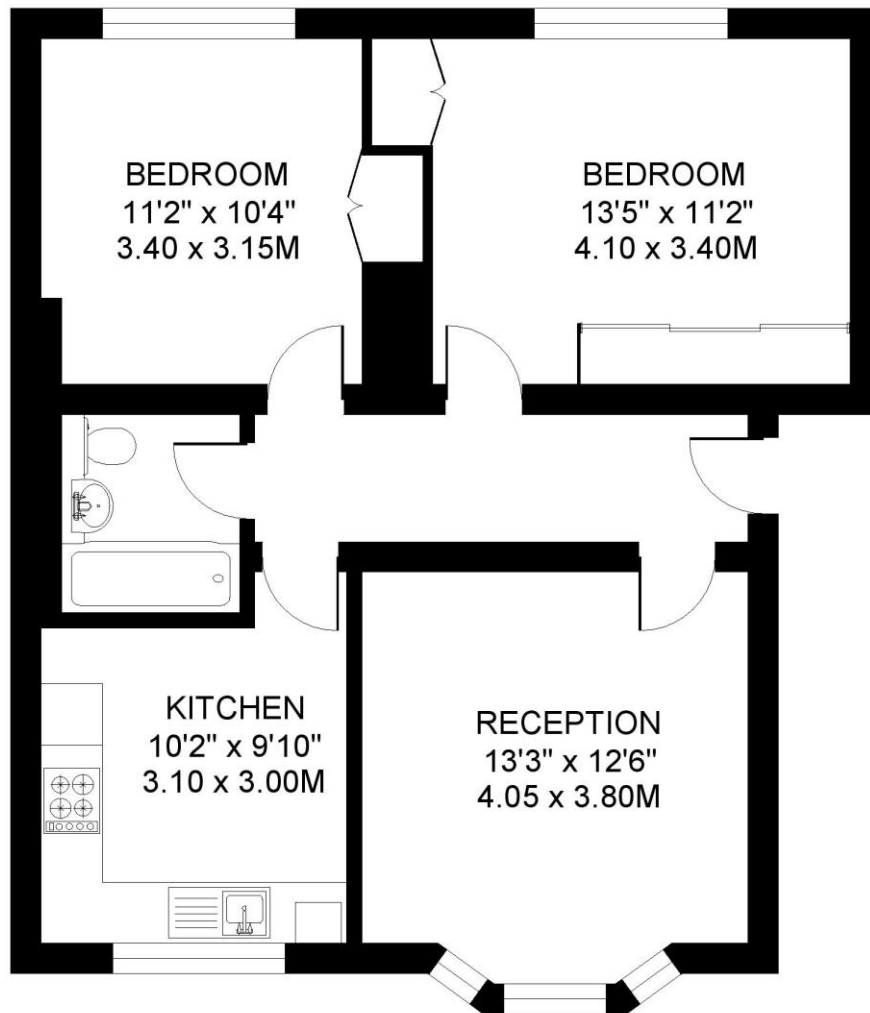
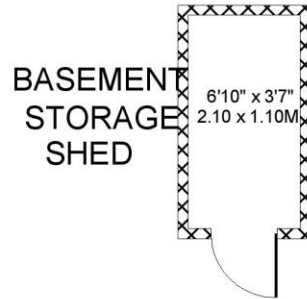
Kennington Underground (Northern Line) is approximately 720m walk. Lambeth North Underground (Bakerloo Line) is 930m. Elephant & Castle is also just a short walk away. The area is well-served by a frequent bus service into Central London. The property is in the congestion zone with the ample of on street parking.





**NATHAN HOUSE SE11
2 BEDROOM FLAT**

Approximate gross floor area
703 SQ.FT. / 65.3 SQ.M.
Plus Storage 25 sq.ft. / 2.3 sq.m.



FIRST 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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Floorplan produced for Winkworth by Floorplanners 07801 228850

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