

Hanover Gardens, London, SE11

£459,950 Leasehold

Winkworth are proud to present this charming, Grade II listed one-bedroom apartment on the highly sought-after Hanover Gardens, which is only a stone's throw away from Oval tube station. EPC rating D.

LOCATION

Hanover Gardens is one of South London's premium garden squares, set within a tranquil environment, yet less than a two-minute walk away from Oval underground station; benefitting from access to the City, Temple, vibrant Vauxhall and the West End. The property is also in close proximity to a number of local eateries, bars and the Surrey County Cricket Ground. The property falls within the St. Mark's Conservation Area.

DESCRIPTION

Upon entering the property, you are greeted by a well-sized hallway with access to a bedroom and bathroom on your left, the kitchen and reception room is found at the end of the hallway.

The bedroom is a great size with ample space for a double bed and free-standing storage.

The bathroom has recently been renovated and comprises a walk-in shower, basin and WC, all with Samuel Heath fittings.

The reception room is at the heart of the property and provides a cosy space to wind down and relax, there is as well as space for a dining table and chairs.

The adjoining kitchen is on a slightly lower level and separated by a structural beam, making it feel separated from the reception room.

The kitchen integrated appliances comprise an oven, dishwasher, microwave and washing machine.

From the reception room, there is a door leading out to the charming and secluded patio area which has good space for table and chairs, as well as various plants and shrubs.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £1,650.00 per annum

Ground Rent - Peppercon

Council Tax Band - C

UTILITIES

Electricity – mains connected

Gas – no gas

Water – mains connected with meter

Heating – electric

Sewerage – mains connected

Broadband – Super Fast Fibre

LOCAL AUTHORITY

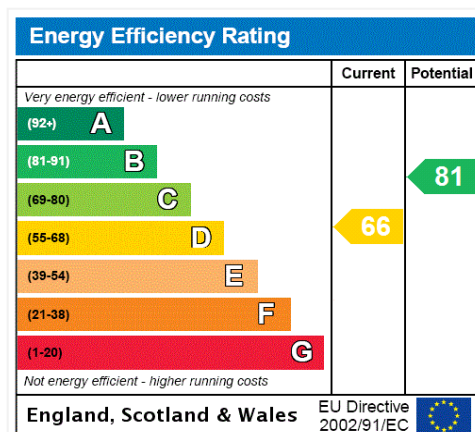
Lambeth Council

TENURE

Leasehold - 149 years from 1st January 2013

DIRECTIONS

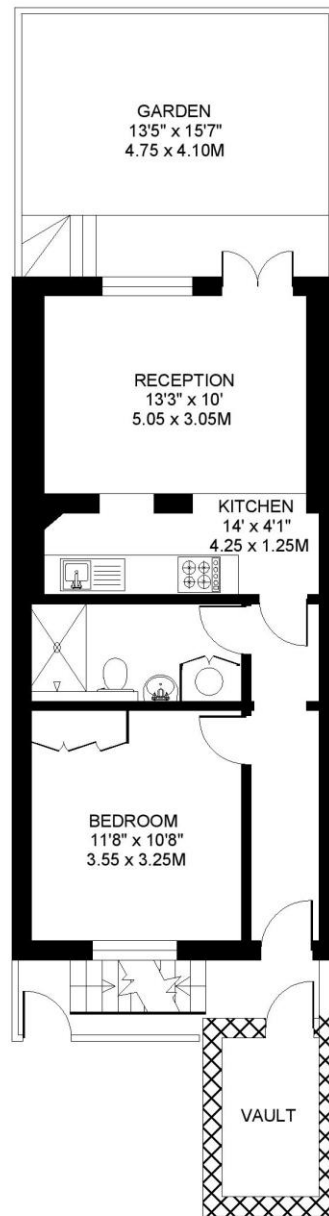
Hanover Gardens is a stone's throw from Oval underground station (approximately 1 minute walk), which provides a Northern Line service; ideal for travelling to a West End musical or opera in minutes. Vauxhall Station is also close by (approximately 14 minute walk) with direct access to the Victoria Line, National Rail and local Bus services into the City, West End and beyond.





HANOVER GARDENS. SE11
1 BEDROOM FLAT

Approximate gross floor area
459 SQ.FT / 42.6 SQ.M.
Plus vault 40 SQ.FT. 3.7 SQ.M.



LOWER 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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Floorplan produced for Winkworth by Floorplanners 07801 228850

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