



Hanover Gardens, London, SE11

£465,000 Leasehold

Winkworth are proud to present this charming and extremely spacious one-bedroom apartment on the ever sought-after Hanover Gardens, and only a stone's throw from Oval tube station. EPC rating E.

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; benefiting 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 and delis and a stone's throw away from Surrey County Cricket Ground. The property is also within the St Mark's Conservation Area.

DESCRIPTION

As you enter the property on the lower ground floor you are greeted by a spacious hallway with a bathroom on your left and bedroom on your right. The bedroom is a great size with space for a double bed and free-standing storage.

The bathroom is finished with a mixture of white and blue metro-tiling, and contains a bath with overhead shower, W.C., and sink with mirror above.

Continuing along the hallway you will find an extremely spacious reception room with wooden flooring throughout. There is plenty of space for two sofa's, coffee table, and dining table and chairs.

Next to the reception room is a well laid-out kitchen with plenty of storage and worktop space, as well as space for a dishwasher and fridge/freezer. There is also an electric hob with extractor fan above and oven below.

From the kitchen there is a door leading out into the charming patio area outside, with steps up to the street.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground Rent - £250.00 per annum

Service Charge - Nil

Council Tax Band - C

LOCAL AUTHORITY

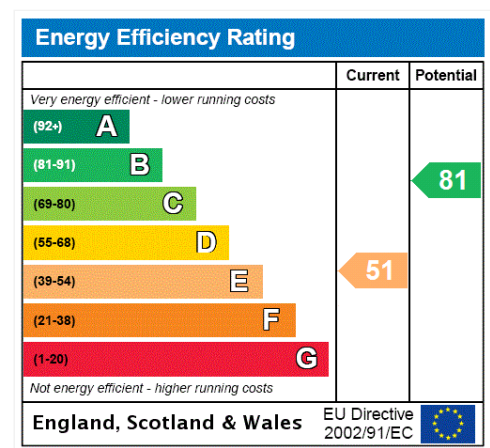
Lambeth, London

TENURE

Leasehold - 125 years from 2009

DIRECTIONS

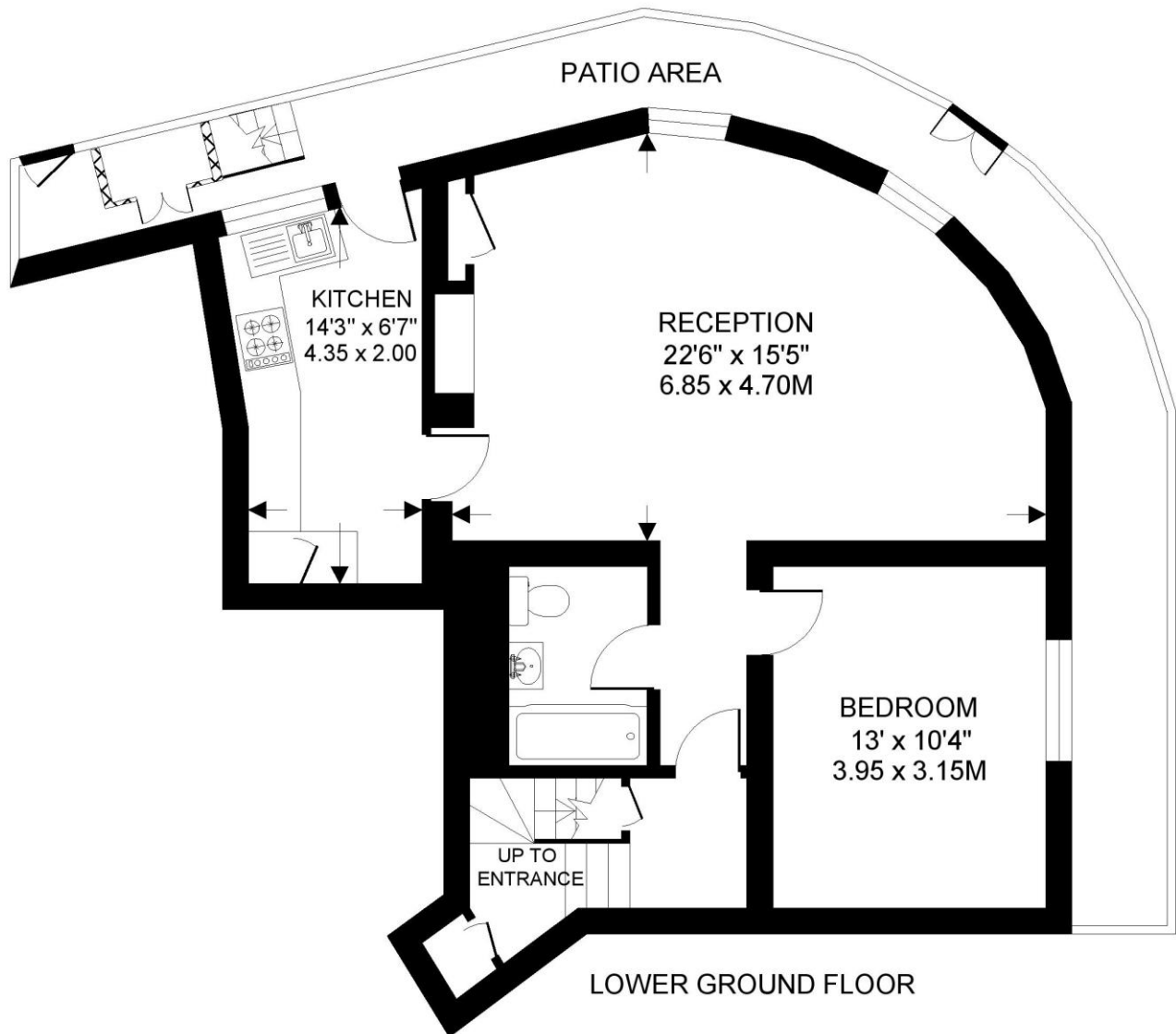
Hanover Gardens is a stone's throw from Oval Underground Station (approximately 300ft or 1 minutes' walk), which provides a Northern Line service; ideal for travelling to a West End musical or opera, in minutes. Vauxhall Station is also close by, (approximately 0.7 miles or 14 minutes' walk) with direct 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
713 SQ.FT. / 66.2 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.

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Floorplan produced for Winkworth by Floorplanners 07801 228850

Kennington | 020 7587 0600 | kennington@winkworth.co.uk