



Sackville Court, Kennington Park Road, London, SE11

£545,000 Share of Freehold

Winkworth are proud to present a spacious two-bedroom flat in the Kennington Park Road conservation area, situated on the second floor of a Georgian, Grade II listed converted house.

LOCATION

Positioned moments away from Kennington Underground station and just a short walk from Kennington Park, this property is in the heart of Kennington and close to amenities including restaurants, pubs and local supermarkets.

DESCRIPTION

The flat is located on the second floor of this attractive, Grade II listed Georgian building. It is arranged to provide two double bedrooms, a generous open plan kitchen/living area and bathroom.

The property has recently been refurbished and retains much of its period charm and is also complemented with contemporary fittings.

Upon entering the flat, you are greeted by a spacious hallway and a bedroom opposite. This room is a good size with space for a double bed and freestanding furniture. Adjacent, is the master bedroom which benefits from an abundance of space providing room for a double bed, bedside tables freestanding furniture and built-in wardrobe. Both bedrooms benefit from plenty of natural light as there are large windows, which overlook Kennington Park Road.

The bathroom is conveniently situated off the hallway. The bathroom is a tiled suite comprising a bath with shower, hand basin and a W.C.

The kitchen/living area is a good size. The kitchen provides ample storage space and worktops as well as an electric oven and hob with extractor, ceramic sink, and washing machine. The living area to the front, enjoys enough space for a sofa, coffee table, dining table and chairs. Natural light floods the room through a large windows overlooking Kennington Park Road.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £2,700.00 per annum

Ground Rent - Nil

Council Tax Band - D

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected with meter

Heating – electric

Sewerage – mains connected

Broadband – Super Fast Fibre

LOCAL AUTHORITY

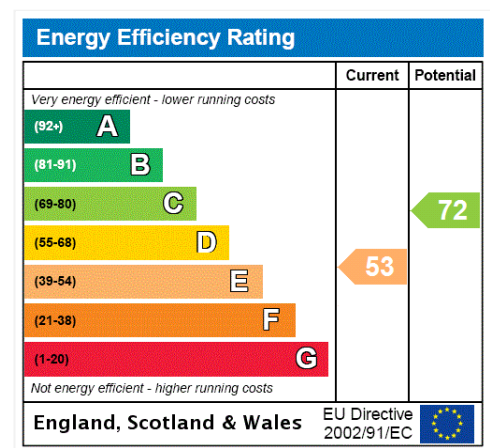
Southwark Council

TENURE

Share of Freehold - 999 years from 24 June 1984

DIRECTIONS

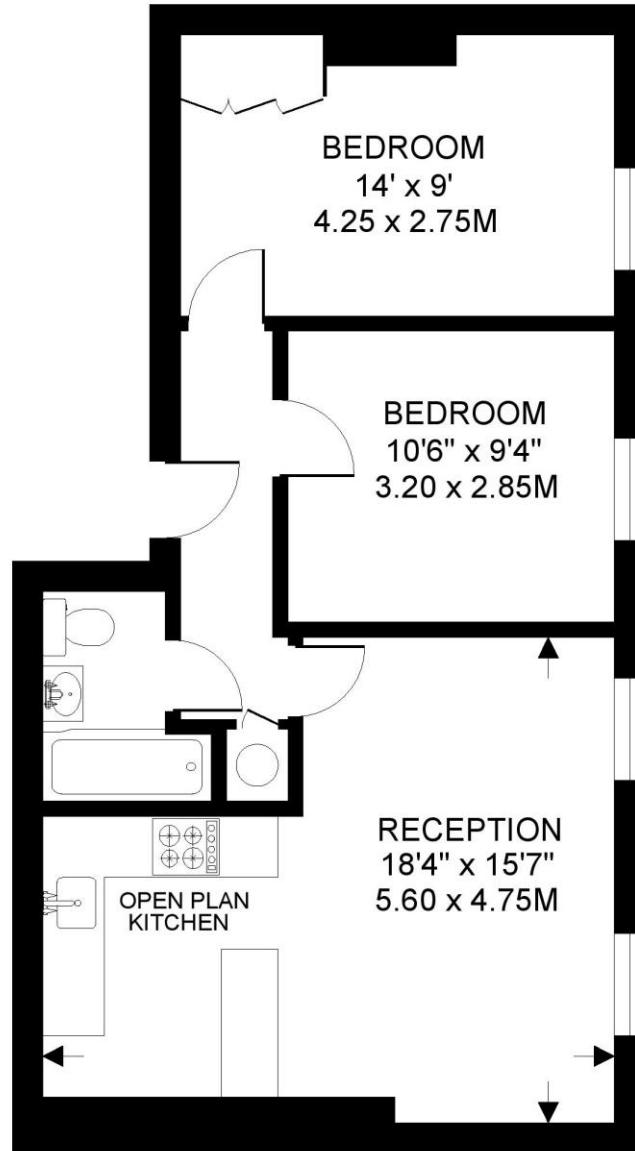
Kennington Underground Station (Northern Line, which heads in both directions) is approximately 0.1 miles away. Elephant & Castle Underground/Overground Station (National Rail, Northern and Bakerloo Line) are approximately 0.6 miles away. Kennington Park Road is also well served by a frequent bus service to the City, West End and beyond.





SACKVILLE COURT. KENNINGTON PARK ROAD. SE11
2 BEDROOM FLAT

Approximate gross floor area
533 SQ.FT / 51.3 SQ.M.



SECOND 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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