

Lorrimore Square, London, SE17

£395,000 Leasehold

A spacious and well laid out three-bedroom split-level flat brimming with potential on the first and second floor of this purpose-built block in Kennington.

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LOCATION

You will find Lorrimore Square just off Chapter Road, situated behind the ever-popular Pasley Park and moments away from Kennington and the wide variety of amenities and local shops the area has to offer. The bustling high street of Walworth Road is also within reach.

DESCRIPTION

Entering the flat on the first floor, to your left is the fantastic reception space. There is plenty of room to add a large sofa and family dining table. Windows front and rear help keep the space bright and airy.

The rear of the first floor houses the kitchen. There is a good amount of storage and workspace with spaces for utilities, an oven and fridge freezer.

Heading up to the second floor which comprises the three bedrooms, bathroom and separate W.C.

The generous primary and secondary bedrooms are suitable for large double beds with the third bedroom being a perfect guest room or office space.

The bathroom contains a bath with overhead shower and sink.

Parking – permit parking available through Southwark council.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £1,960.00 per annum

Ground Rent - £10.00 per annum

Council Tax Band - C

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Superfast Fibre

LOCAL AUTHORITY

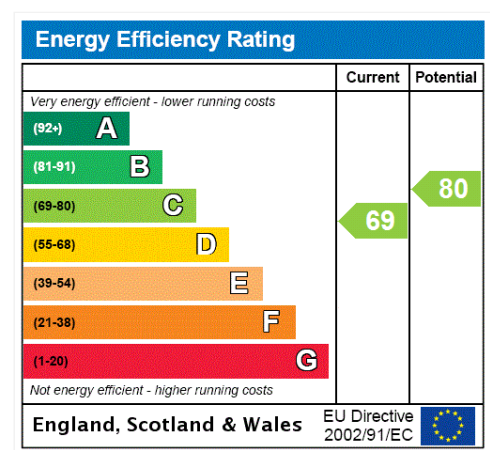
Southwark Council

TENURE

Leasehold 125 years from 29 November 2004

DIRECTIONS

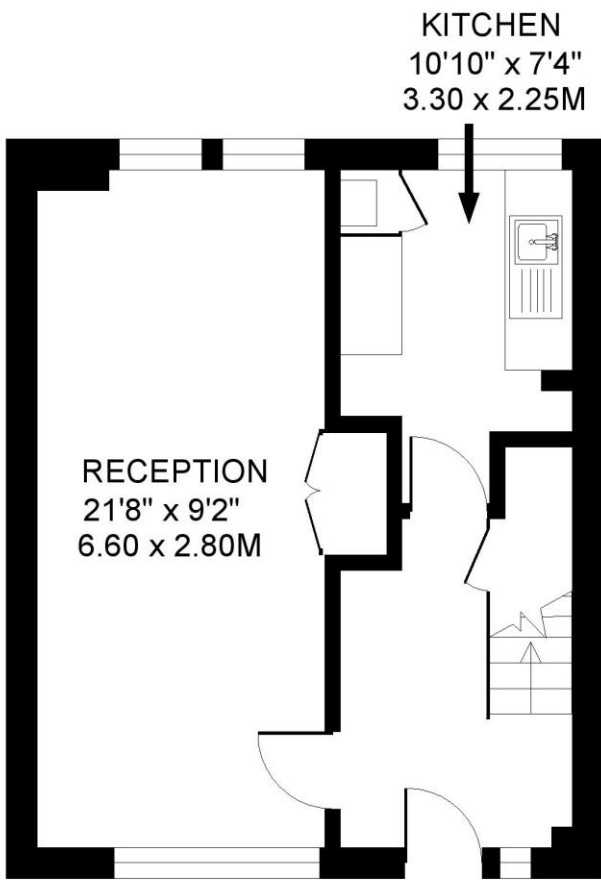
Kennington Underground Station (Northern Line) is just 0.3 miles away, approximately a seven-minute walk. The area is also well served with frequent bus services.



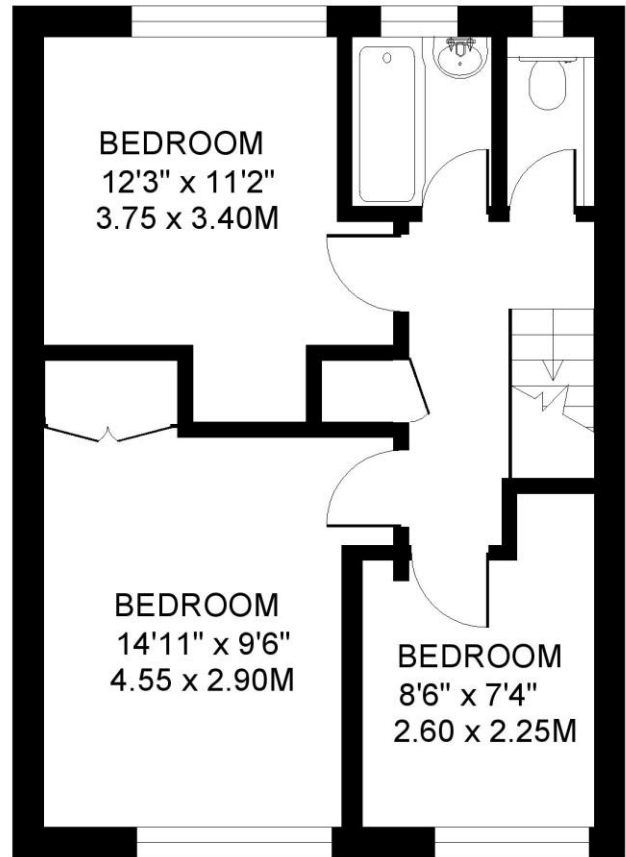


LORRIMORE SQUARE SE17
3 BEDROOM FLAT

Approximate gross floor area
807 SQ.FT / 75 SQ.M.



FIRST FLOOR 366 SQ.FT.



SECOND FLOOR 441 SQ.FT.

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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