



Windmill Row, London, UK, SE11

£895,000 Freehold

Winkworth are proud to present a wonderful opportunity to acquire a 3-bedroom house within the heart of Kennington. EPC rating D.

Winkworth

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LOCATION

Windmill Row is located just off Kennington Cross which ideally located for buses to the City, West End and beyond. There are several amenities including supermarkets, cafes, pubs and gyms on your doorstep.

DESCRIPTION

The property is an attractive three bedroom house which is arranged to provide an open plan kitchen/living area, three bedrooms, one bathroom, a wine cellar and a garden with bike storage.

The property was fully refurbished by the current owners in 2019, retains much of its period charm and is complemented with contemporary fittings.

Upon entering the property, you are greeted by an open plan kitchen/living area with wooden flooring throughout. The room is filled with natural light with help from the skylight above the kitchen.

The kitchen provides ample storage space and worktops as well as an electric oven and hob with extraction and stainless-steel sink. The current owners recently installed a wine cellar below the floor of the kitchen. The living area to the front enjoys space for sofas, coffee table and other free-standing furniture.

On the first floor is the bathroom and master bedroom. The bathroom is conveniently situated off the hallway - it is a tiled suite comprising a bath with shower, hand basin and W.C, all with underfloor heating.

The master bedroom is large with built-in storage and ample of space for a double bed, freestanding furniture.

On the top floor are two further bedrooms, these too have room for a double bed and freestanding storage.

At the rear of the property and accessed through the kitchen is the garden which is a cosy patio area with seating and bike storage.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - Nil

Ground Rent - Nil

Council Tax Band - D

UTILITIES

Electricity – Mains connected

Gas – Mains connected

Water – Mains connected

Heating – Gas central heating

Sewerage – Mains connected

Broadband - Ultrafast Full Fibre

LOCAL AUTHORITY

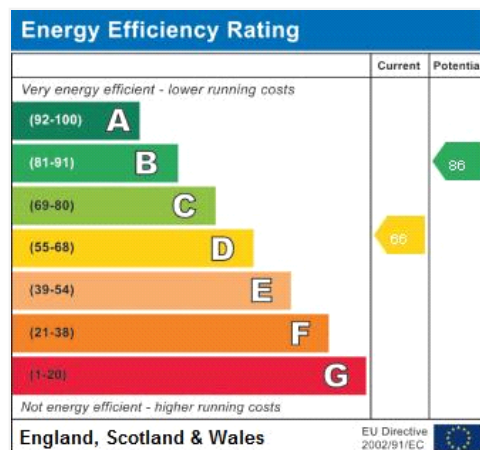
Lambeth

TENURE

Freehold

DIRECTIONS

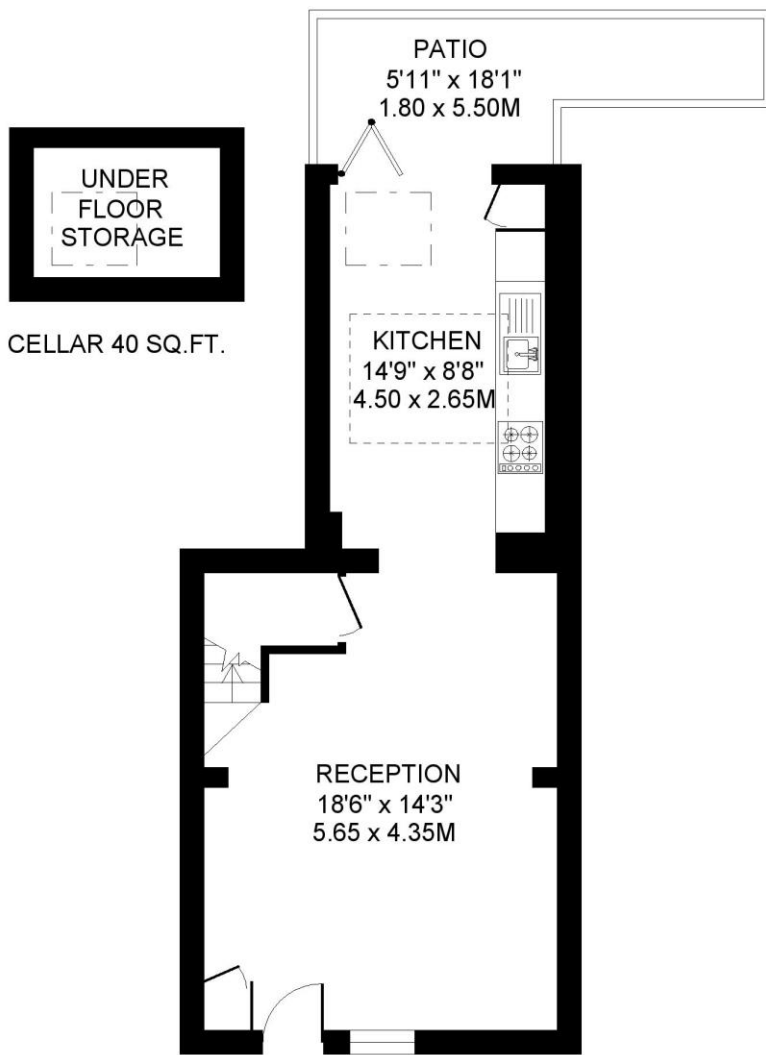
Kennington underground station (Northern Line) is just a short walk away (approximately a 10-minute walk). Lambeth North Underground Station (Bakerloo Line) and Vauxhall Overground/Underground (Victoria and National Rail) and Bus Stations are also close by (approximately a 15-minute walk).



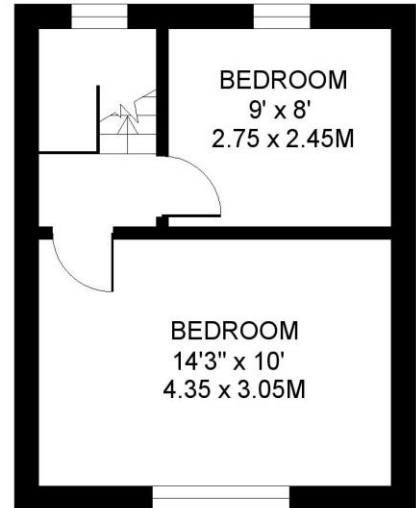


WINDMILL ROW SE11
3 BEDROOM HOUSE

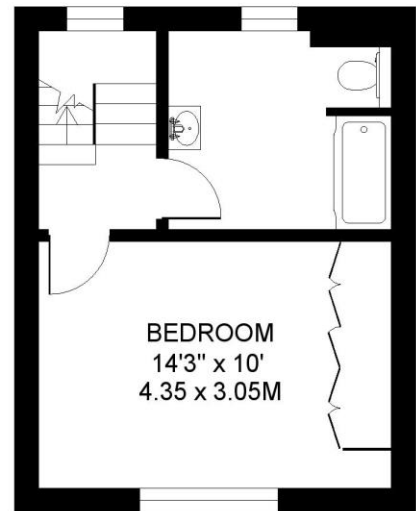
Approximate gross floor area
971 SQ.FT / 90.2 SQ.M.



GROUND FLOOR 401 SQ.FT.



SECOND FLOOR 265 SQ.FT.



FIRST FLOOR 265 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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