



**216 Kennington Road
London, SE11 6HR
£725,000**

- Iconic Former Cinema Building
- Spacious 2 Bedroom First Floor Apartment
- Open Plan Living Space 35' x 16'
- Quality Fitted Kitchen
- 2 Bathrooms
- Close to Underground Stations
- Over 1000 sqft Of Accommodation
- Communal Gardens
- Minutes Walk To The Thames Embankment
- No Onward Chain



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Current Energy Rating: **72** (D)
Potential Energy Rating: **76** (C)



****** SUPERB LARGE 2 BEDROOM 2 BATHROOM APARTMENT WITHIN THIS ICONIC FORMER CINEMA DEVELOPMENT ******

A luxury apartment offering over 1000 sqft of well proportioned accommodation including 2 double bedrooms & 2 bathrooms, 35' x 16' max open plan living space, contemporary kitchen, & communal gardens, the property also benefits from Oak wood flooring, Entryphone system and no onward chain. Located in a prime position being within a short walk of underground station the famous Oval cricket ground & the Thames embankment, local shops & eateries and public houses,

ACCOMMODATION

Secure entrance door leading to communal hall with lift & stairs to the first floor,

RECEPTION HALL

Entryphone system, Solid Oak wood flooring, power points, spot lighting, telephone point,

OPEN PLAN LIVING SPACE 35' x 16'6 max (10.67m x 5.03m max)

LOUNGE/DINING AREA: 22'1 X 16'6

Large double glazed window to side, light Oak wood flooring, electric heater, spot lighting, power & Tv points, open way to kitchen,

KITCHEN AREA: 14' X 9'

Fitted with a quality range of contemporary white eye level & base level units, Corian worktops incorporating a sink drainer, Bosch ceramic hob having an extractor fan above, Bosch oven & microwave, fridge/freezer, work top lighting, ample power points, integrated dishwasher, Oak wood flooring, spot lighting, UTILITY CUPBOARD: hot water system, air vent system, plumbing for washing machine, power points,

BEDROOM 1 22' x 11 (6.71m x 3.35m)

Large double glazed window to side, electric heater, spot lighting, Tv telephone & Power points, fitted wardrobe,

EN-SUITE SHOWER ROOM

A quality white suite comprising, large walk in shower with rain fall shower & body jets, glazed screen, wall mounted vanity wash hand basin with storage below, low level wc, part tiled walls & complimentary tiled floor, heated towel rail, spot lighting, shaver point, extractor fan,

BEDROOM 2 19' x 10' (5.79m x 3.05m)

Large double glazed window to side, spot lighting, power & Tv points, electric heater,

BATHROOM

Modern white suite comprising panelled bath with rain water over head shower, fitted glazed screen, low

level wc, vanity wash hand basin with storage below, heated towel rail, part tiled walls & complimentary tiled floor, spot lighting, shaver point, extractor fan,

OUTSIDE

COMMUNAL GARDEN

To the side of the property is a spacious paved communal garden with raised shrub planters and privacy fencing

LETTING NOTE

The current owners have been renting the property in recent years and achieving in excess of £2,600 per calendar month