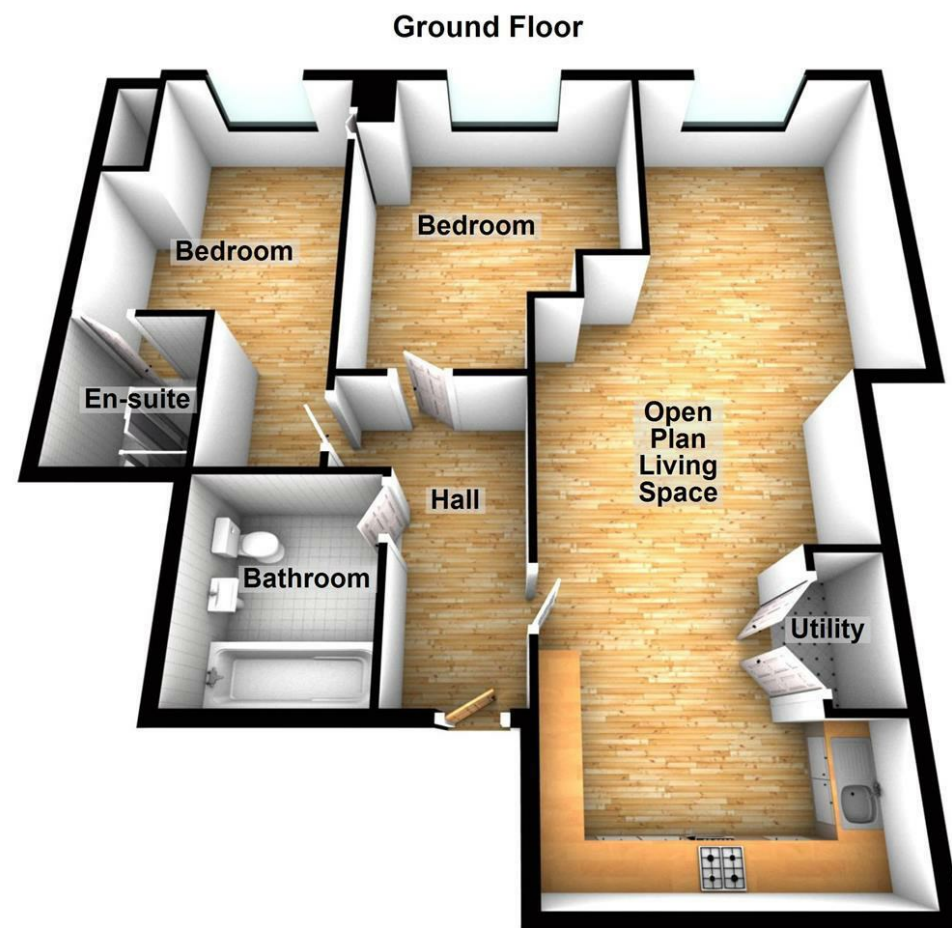


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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81-91)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



**216 Kennington Road  
London, SE11 6HR  
£650,000**

- 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





\*\*\*SUPERB & SPACIOUS 2 BEDROOM, 2 BATHROOM APARTMENT WITHIN AN ICONIC FORMER CINEMA DEVELOPMENT \*\*\*

This luxury apartment offers over 1,000 sq ft of exceptionally well-proportioned living space, set within one of the area's most iconic and sought-after developments.

Accommodation includes:

Two generous double bedrooms

Two stylish bathrooms (including one en-suite)

An impressive 35' x 16' (max) open-plan living/dining area

A contemporary fitted kitchen

Access to communal gardens

Additional features include:

Beautiful oak wood flooring throughout

Secure Entryphone system

Offered with no onward chain

Located in a prime central position, just a short walk from the Underground station, the famous Oval Cricket Ground, and the Thames Embankment. A fantastic range of local shops, eateries, and traditional pubs are also within easy reach.

#### ACCOMMODATION

Secure entrance door leading to a well-maintained communal hall with both lift and stair access to the first floor.

#### RECEPTION HALL

Featuring a secure entry phone system, solid oak wood flooring, spot lighting, power points, and a telephone point — combining style with modern convenience.

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

##### LOUNGE / DINING AREA: 22'1" x 16'6"

A bright and spacious open-plan living space featuring a large double glazed window to the side, light oak wood flooring, electric heater, and spot lighting. Equipped with power and TV points, and seamlessly flowing into:

##### KITCHEN AREA: 14' x 9'

Beautifully fitted with a high-quality range of contemporary white eye-level and base units with Corian worktops, incorporating an inset sink with drainer. Integrated Bosch appliances include a ceramic hob with extractor above, oven, microwave, and

fridge/freezer. Additional features include worktop lighting, an integrated dishwasher, ample power points, oak wood flooring, and spot lighting.

#### UTILITY CUPBOARD

Concealed within the apartment is a practical utility space housing the hot water and air ventilation systems, with plumbing for a washing machine and additional power points.

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

A spacious and naturally bright room, featuring a large double glazed window to the side, electric heater, and spot lighting. Well-equipped with TV, telephone, and power points, and benefiting from a fitted wardrobe for practical storage.

#### EN-SUITE SHOWER ROOM

A beautifully appointed bathroom featuring a quality white suite, comprising a large walk-in shower with rainfall showerhead and body jets, complemented by a sleek glazed screen. Additional fittings include a wall-mounted vanity wash hand basin with storage below and a low-level WC.

Finished with part-tiled walls and complementary tiled flooring, the space also includes a heated towel rail, spot lighting, shaver point, and extractor fan — blending style with practicality.

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

A bright and versatile room featuring a large double glazed window to the side, spot lighting, and an electric heater. Well-equipped with power and TV points, making it ideal for use as a bedroom, study, or additional living space.

#### BATHROOM

A modern and stylish bathroom fitted with a white suite comprising a panelled bath with overhead rainfall shower and fitted glazed screen, low-level WC, and a vanity wash hand basin with storage beneath.

Finished with part tiled walls and complementary tiled flooring, the room also benefits from a heated towel rail, spot lighting, shaver point, and extractor fan — combining comfort with contemporary design.

#### OUTSIDE

#### COMMUNAL GARDEN

To the side of the property lies a spacious paved communal garden, thoughtfully designed with raised shrub planters and privacy fencing, creating a pleasant and secluded outdoor space for residents to enjoy.

#### LETTING NOTE

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