



£1,600,000
Wincott Street
London, SE11 4NT

FINE & COUNTRY

PROPERTY SUMMARY

Charming 3-bed Victorian townhouse in Kennington. Chain-free with garden and roof terrace. Spacious, bright rooms across 3 floors. Close to pubs, eateries, shops, and excellent transport links.

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Approximate Gross internal Area
 Lower Ground Floor = 58.94 sq m / 634 sq ft
 Ground Floor = 56.50 sq m / 608 sq ft
 First Floor = 38.64 sq m / 416 sq ft
 Total = 154.08 sq m / 1658 sq ft



Lower Ground Floor

Ground Floor

First Floor

LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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