



Kennington Park Road, Kennington SE11

welcome to

Kennington Park Road, Kennington

133 Kennington Park Road is a boutique collection of just four converted apartments, each individually and architecturally designed to the highest specification. Situated within this resplendent Grade II Listed Georgian Townhouse which has been fully restored back to its former glory and sits directly opposite Cleaver Street with pleasing views over the square. The properties offer a wonderful balance of charm and character features associated with their heritage whilst still offering the very cutting edge of today's technology (including 1Gb fibre optic internet) and appliances.

Located adjacent to the green spaces of Kennington Park the property is set within easy reach of Kennington, Vauxhall and Elephant and Castle which offer a plethora of bars, shops and restaurants. Transport links are available close by at Kennington Tube Station (Northern Line) and Elephant and Castle Station (Northern and Bakerloo Lines as well as National Rail services). Cycle Superhighway 7 runs immediately outside the property with easy connections to the City and West End and the property features dedicated storage for bicycles. There are also multiple bus routes.

The Garden Flat is a substantial two double bedroom lower ground floor apartment, approached via its own front door, and benefits from a sizeable private rear garden and separate utility room.

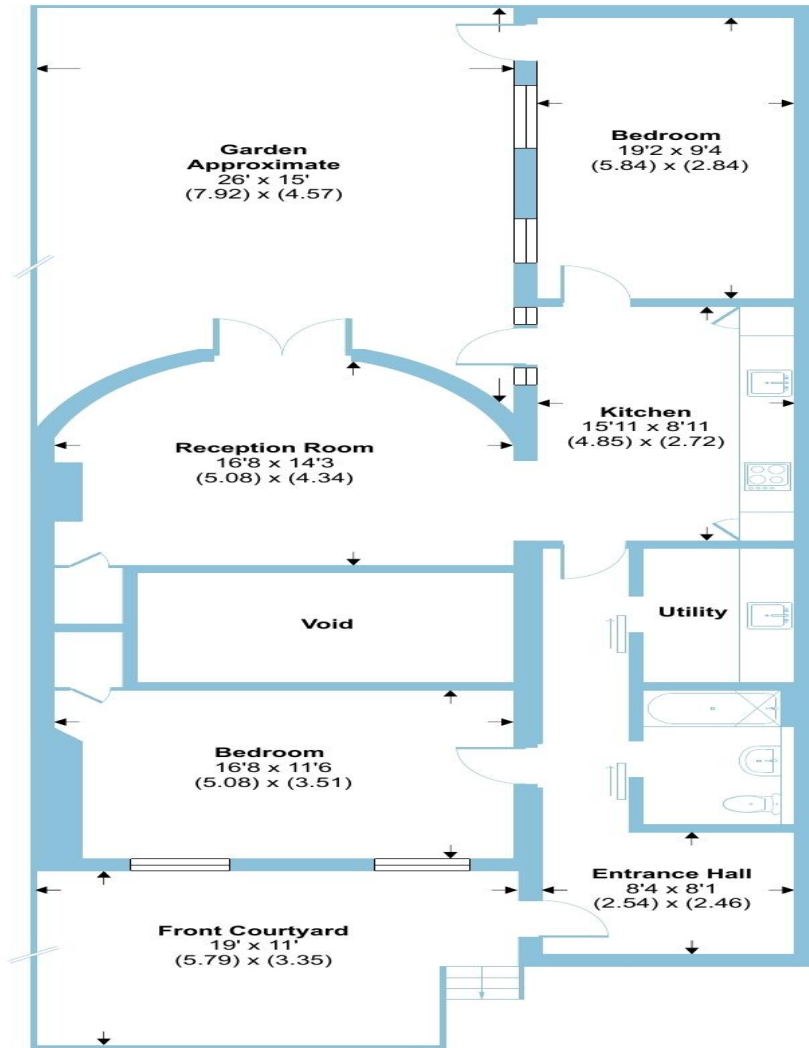
Each apartment benefits from a Share of the Freehold and available with no onward chain.



Kennington Park Road, London, KGT110

Approximate Area = 1164 sq ft / 108.1 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Barnard Marcus. REF: 1120354



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Awaiting Photograph

Kennington Park Road, Kennington

- Two Double Bedrooms
- No Onward Chain
- Private Rear Garden
- Own Front Door
- Share of Freehold

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 888 years from 14 Oct 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£800,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KGT110425 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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barnard marcus



020 7735 0922



Kennington@barnardmarcus.co.uk



315 Kennington Road, Kennington, LONDON,
SE11 4QE



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)