



Kennington Park Road, London SE11

welcome to

Kennington Park Road, London

We are delighted to introduce this simply stunning three double bedroom split level maisonette, with direct access onto a large private rear garden. Available for sale with the advantage of no onward chain, this fabulous property has been meticulously renovated throughout to the highest specification. Accessed via its own front door the property has the potential for further extension to the rear, subject to the usual consents, and also benefits from three large storage vaults opposite the front door. 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.

Accommodation comprises an entrance hall, living room, a large re-fitted kitchen/breakfast room with doors opening on to the garden, three double bedrooms, a stylish bathroom and a downstairs WC.

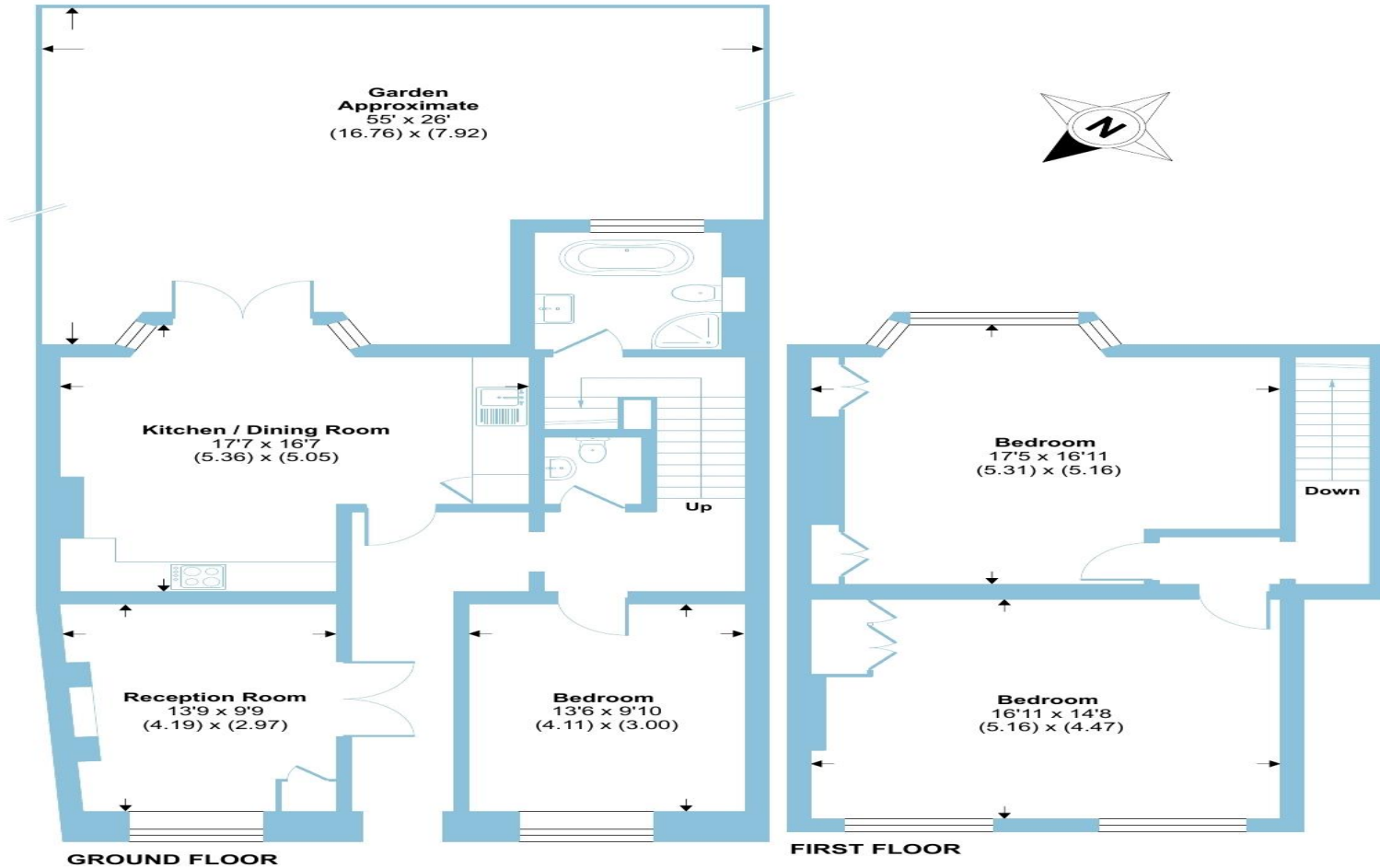
Internal viewings are essential to fully appreciate the accommodation on offer.



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Approximate Area = 1387 sq ft / 128.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Barnard Marcus. REF: 1138012



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Kennington Park Road, London

- Three Double Bedrooms
- Large Private Rear Garden
- No Onward Chain
- Split Level
- Own Front Door

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 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.

£950,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110463



Property Ref:
KGT110463 - 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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