



**Lohmann House Kennington Oval, London SE11**



***welcome to***

## **Lohmann House Kennington Oval, London**

Barnard Marcus are delighted to present to the market this splendid two double bedroom apartment, available for sale with the advantage of no onward chain. Situated within 0.2 miles of Oval Tube (Northern Line) and 0.5 miles of Vauxhall (Victoria Line and Overground). Next door to the iconic Oval Cricket Ground and a short walk from the historic Kennington Park.

This flat has been meticulously looked after by the current owner and comprises two double bedrooms, a separate kitchen, large reception room, good size bathroom with separate WC and. This dual aspect apartment has large windows to all the living accommodation, flooding the property with light in all rooms.

If you are looking for an investment which is ready to go or a professional looking for excellent transport links (including Northern Line, Victoria Line and Vauxhall Station), we have the property for you.

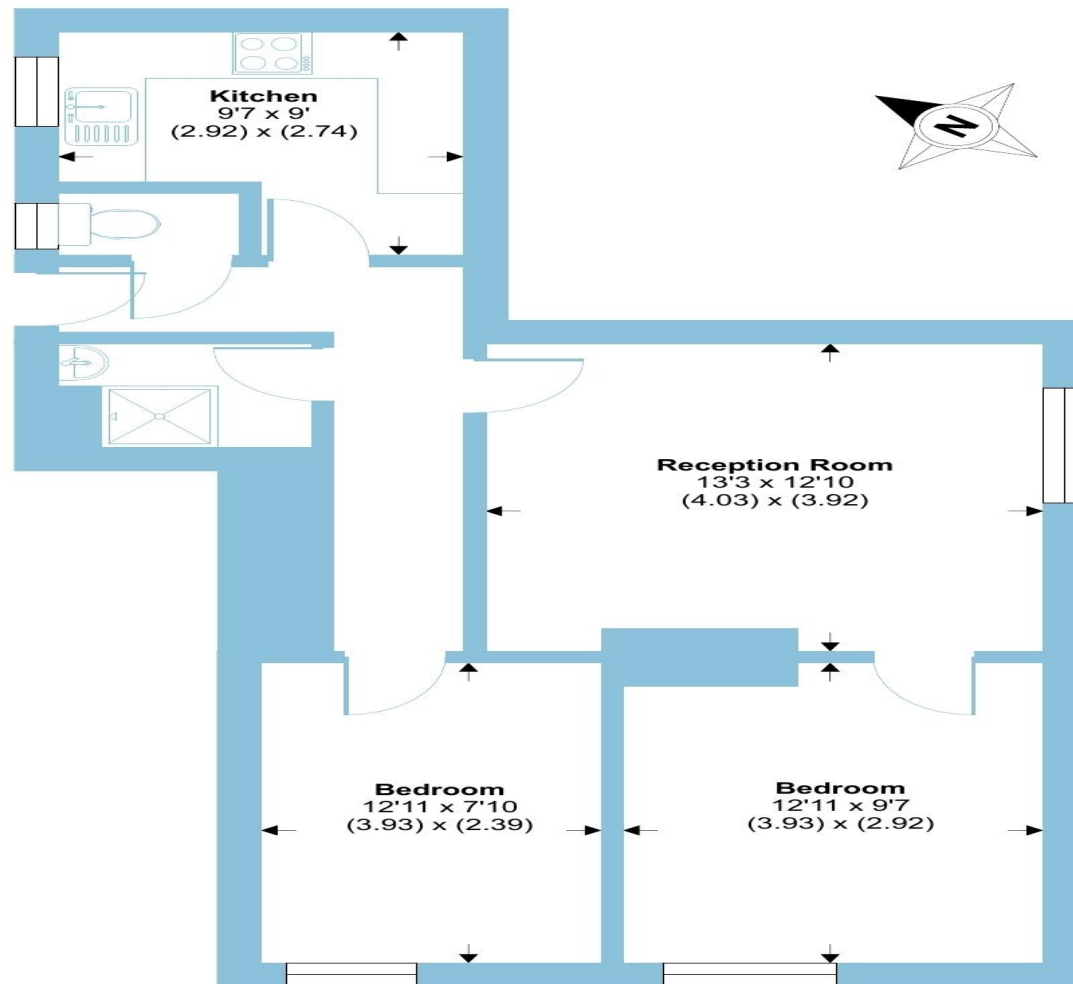
Early viewings are recommended to avoid disappointment.



## Kennington Oval, London, SE11

Approximate Area = 613 sq ft / 56.9 sq m

For identification only - Not to scale



**THIRD FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1284832

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## **Lohmann House Kennington Oval, London**

- Excellent Transport links
- Two Double bedrooms
- Close to Kennington Park
- Residents Parking
- Well maintained and friendly block

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Nov 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £400,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT110808](https://barnardmarcus.co.uk/Property/KGT110808)



Property Ref:  
KGT110808 - 0002

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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