



Vanbrugh Court Wincott Street, London SE11

welcome to

Vanbrugh Court Wincott Street, London

Approached via its own front door on the ground floor of this well maintained private block is this very well appointed studio apartment, available for sale with direct access on to its own private terrace and no onward chain. Located within this sought after gated development the property is found within easy reach of Kennington tube station (Northern Line) the property occupies an enviable location with all the areas amenities within easy reach. Local shops can be found within walking distance and the green open spaces of Kennington Park can also be found within close proximity.

The accommodation is entered via its own front door and entrance hall which is unusual for a studio apartment. The bathroom can also be found off the hallway. You then proceed into a large studio room with a segregated kitchen area, with access to the terrace. There is also the option to partition off the sleeping area if someone so wished.

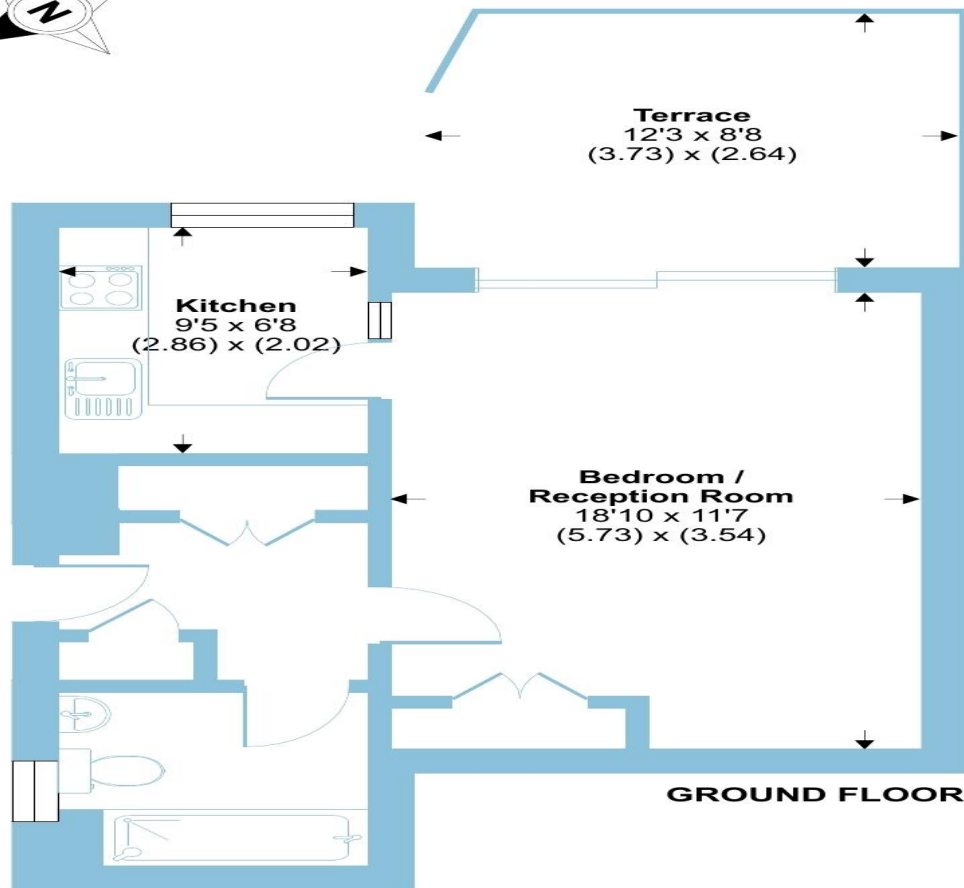
We see this property as being a great first purchase for a young professional person, a Pied-à-terre for someone commuting into London during the week or a nice addition to an existing portfolio.



Wincott Street, London, SE11

Approximate Area = 409 sq ft / 37.9 sq m

For identification only - Not to scale



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: 1301878

 barnard marcus

welcome to

Vanbrugh Court Wincott Street, London

- Ground Floor
- Studio Apartment
- Large Private Terrace
- No Onward Chain
- Gated Development

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 1234.28

Ground Rent: 35.00

This is a Leasehold property with details as follows; Term of Lease 159 years from 25 Mar 1977.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT109397



Property Ref:
KGT109397 - 0008

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.



barnard marcus



020 7735 0922



Kennington@barnardmarcus.co.uk



315 Kennington Road, Kennington, LONDON,
SE11 4QE



barnardmarcus.co.uk