



Kennington Park Road, London SE11

welcome to

Kennington Park Road, London

We are delighted to introduce this simply stunning one double bedroom first floor period conversion flat, benefitting from a Share of the Freehold. Bursting with light and character this wonderful apartment has been meticulously renovated by the current owner, including under floor heating, and would make an ideal first time purchase for anyone looking for something they can move straight in to. 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 there are also multiple bus routes.

Accommodation comprises a large light filled reception room, separate refitted kitchen, one double bedroom with built-in wardrobes and stairs down to a stylish bathroom.

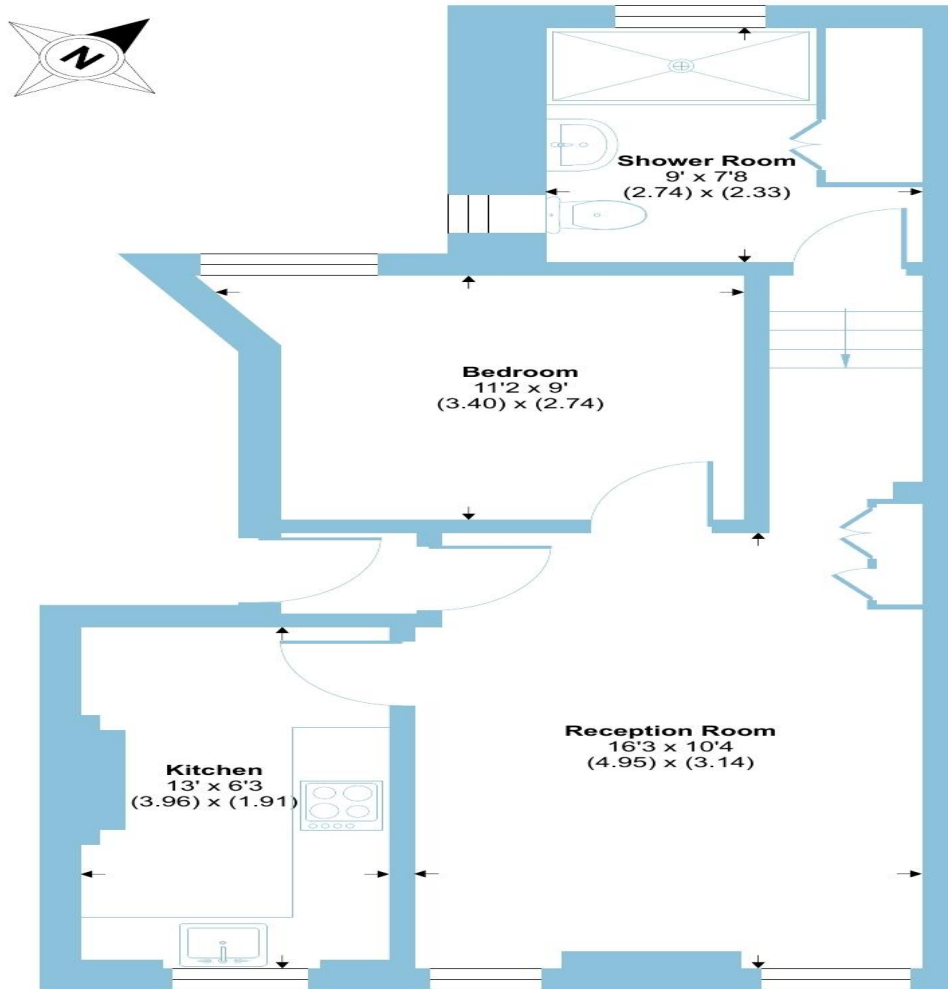
Internal viewings are essential to fully appreciate the quality of the accommodation on offer.



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Approximate Area = 471 sq ft / 43.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1359933

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Kennington Park Road, London

- One Double Bedroom
- High Spec Renovation
- Period Conversion
- Share of Freehold
- First Floor

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£500,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110876



Property Ref:
KGT110876 - 0004

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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