



## 281 Kennington Lane, London, SE11 5AR

**£600 Per Week**

A 1 bedroom apartment for rent within the sought-after Phoenix Court, located in Oval Village.

Open plan living room with access to balcony, luxury fitted kitchen, bedroom and luxury bathroom suite.

Located in the popular Vauxhall, Oval, and Kennington area, Oval Village is a modern and sophisticated development, known for its community-focused atmosphere and abundance of green spaces. Nearby, Vauxhall Park and Kennington Park offer beautiful gardens, cafés, and playgrounds.

Oval Village offers a prime central London location, with the trendy Kennington and stylish Nine Elms just steps away. Within a 10-minute radius, you'll find three Northern and Victoria line stations as well as overground services. Residents enjoy access to excellent amenities, including a 24-hour concierge, gym and a rooftop garden.

COMES UNFURNISHED.

PROPERTY AVAILABLE FROM NOW.

- 1 BEDROOM
- UNFURNISHED
- 17TH FLOOR
- AVAILABEL FROM NOW
- 531 SQ FT - 49 SQ M
- OVAL VILLAGE SE11



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LOBBY



BEDROOM



PHOENIX COURT



BATHROOM



BEDROOM



RECEPTION ROOM



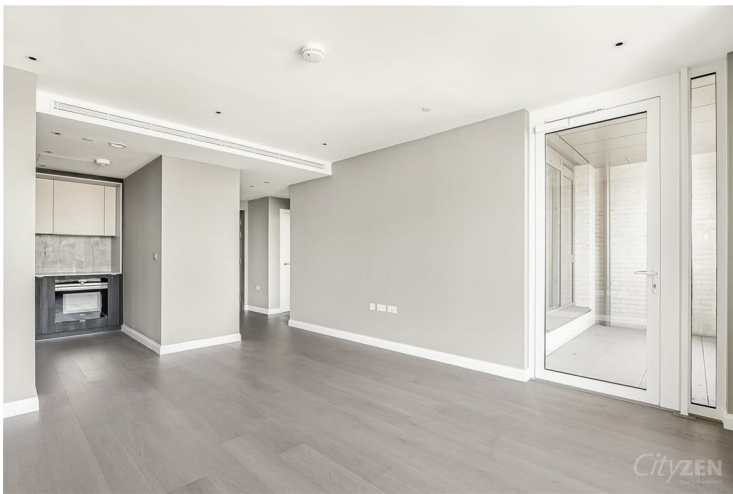
## 281 Kennington Lane, London, SE11 5AR



RECEPTION ROOM



BALCONY



RECEPTION ROOM



BALCONY



KITCHEN



VIEW

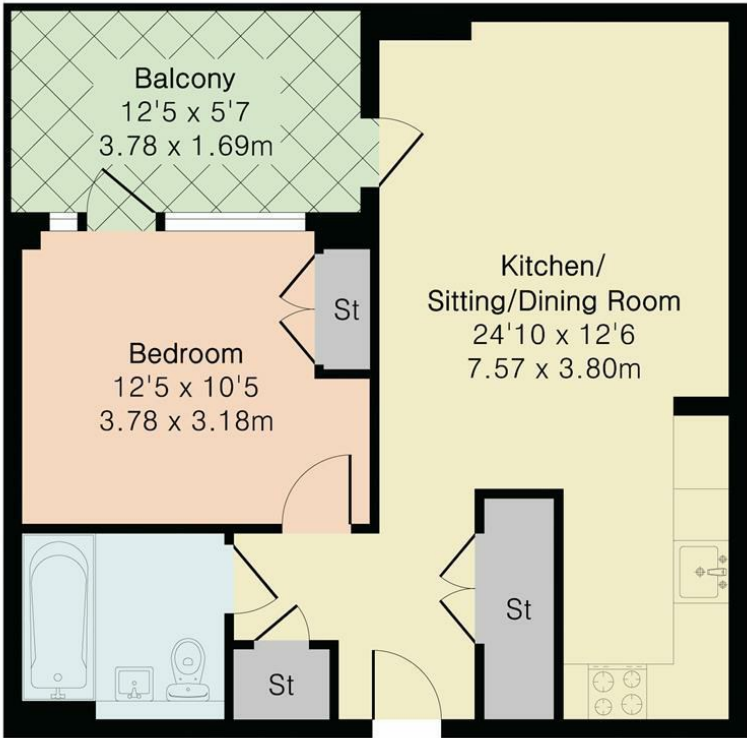
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RECEPTION ROOM



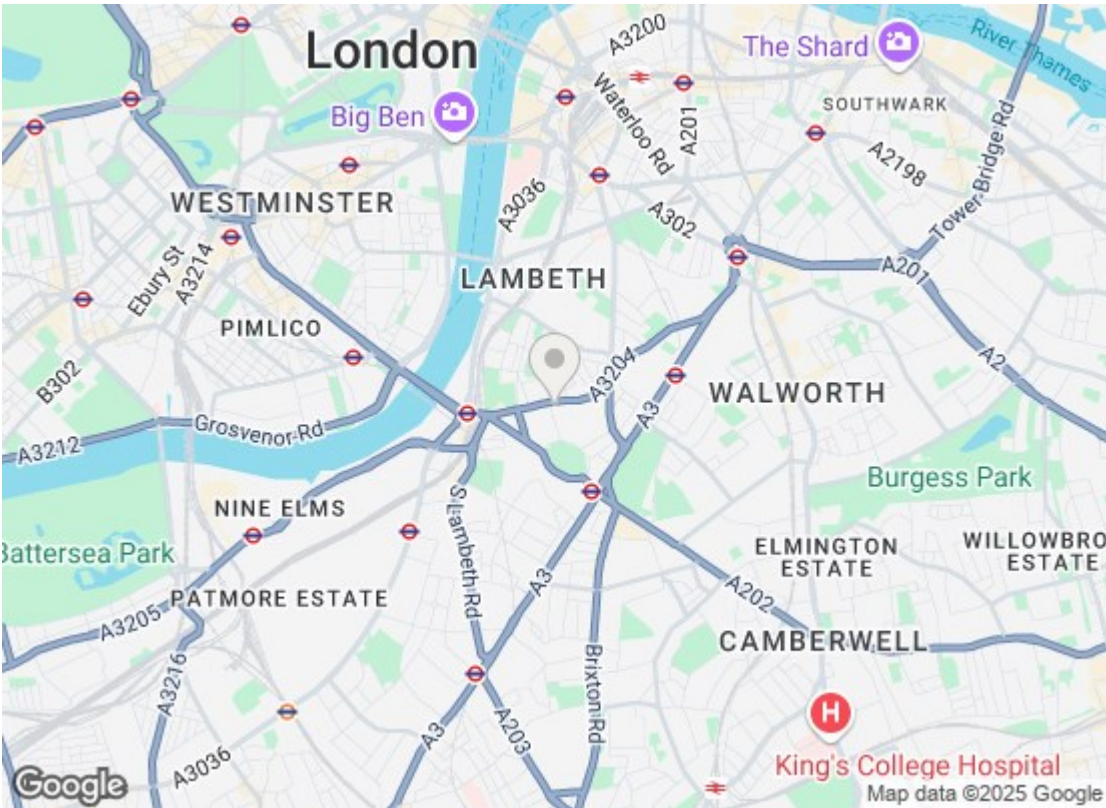
Approximate Gross Internal Area 531 sq ft - 49 sq m



Seventh Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.