



**£3,500 Per Month**

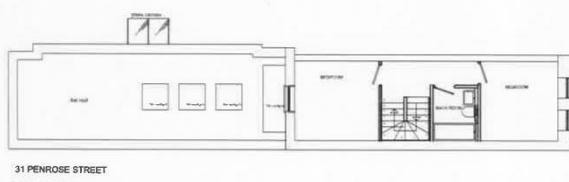
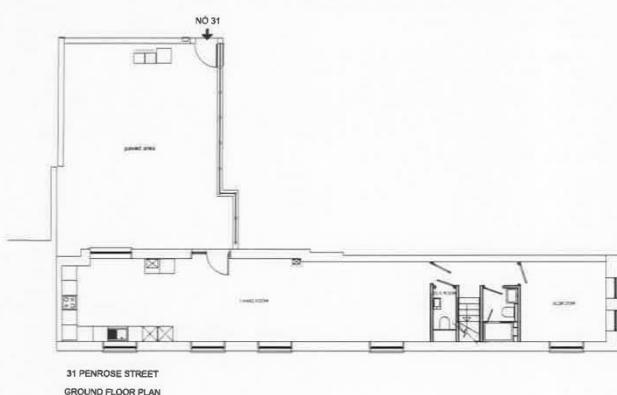
- 2 Storey Home • Modern Development • 3 Double Bedrooms • Luxury Bathroom & Shower Room • Solid Oak Flooring • Fantastic Natural Light • High Spec Interior • 25ft Private Garden • video entrance system • Kennington Nearest Tube

Fantastic 2 storey property in modern development (completed 2017) of highly energy efficient homes in Kennington. Beautifully designed and finished to a high standard ideal for modern living. Features include solid oak flooring throughout, a fully integrated kitchen. The vast ground floor living space of open plan reception/dining room/kitchen has masses of natural light from 4 skylights.

The 3 bedrooms are good size double rooms. Throughout the property all rooms have numerous power sockets fitted with USB charging point and TV aerial sockets. There is a downstairs cloakroom as well as separate downstairs luxury shower room and upstairs bathroom. The property is also fitted with a high tech video entrance system for extra security. Boasts a 25ft flagstoned private garden.

Situated close to local amenities and within walking distance to either Kennington or Elephant and Castle Tube stations.

PLEASE NOTE PHOTOS DISPLAYED WERE TAKEN PRIOR TO CURRENT TENANCY. Southwark Council Tax Band E. No off-street parking included. Perfect for families or professional sharers, available 26th February, furnished.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(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		

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These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.