



## Kennington Park Road, SE11

£1,799,950

An imposing four bedroom Grade II listed home retaining much of this character throughout. Benefitting from an abundance of reception space, a large garden, a garage and off street parking to the rear.

Set back beyond a well kept front garden and located just moments from pubs, eateries and local shops. High in community spirit, this perfect Kennington location has great access to transport links that are unbeatable with Kennington, Oval and Vauxhall stations close by, within a short stroll of Kennington Park and within easy reach of the City and West End.

### Features

- Grade II Listed
- Family Home
- 3,073Sq.ft
- Wonderful Location
- Garage/Off Street Parking
- Three Reception Rooms



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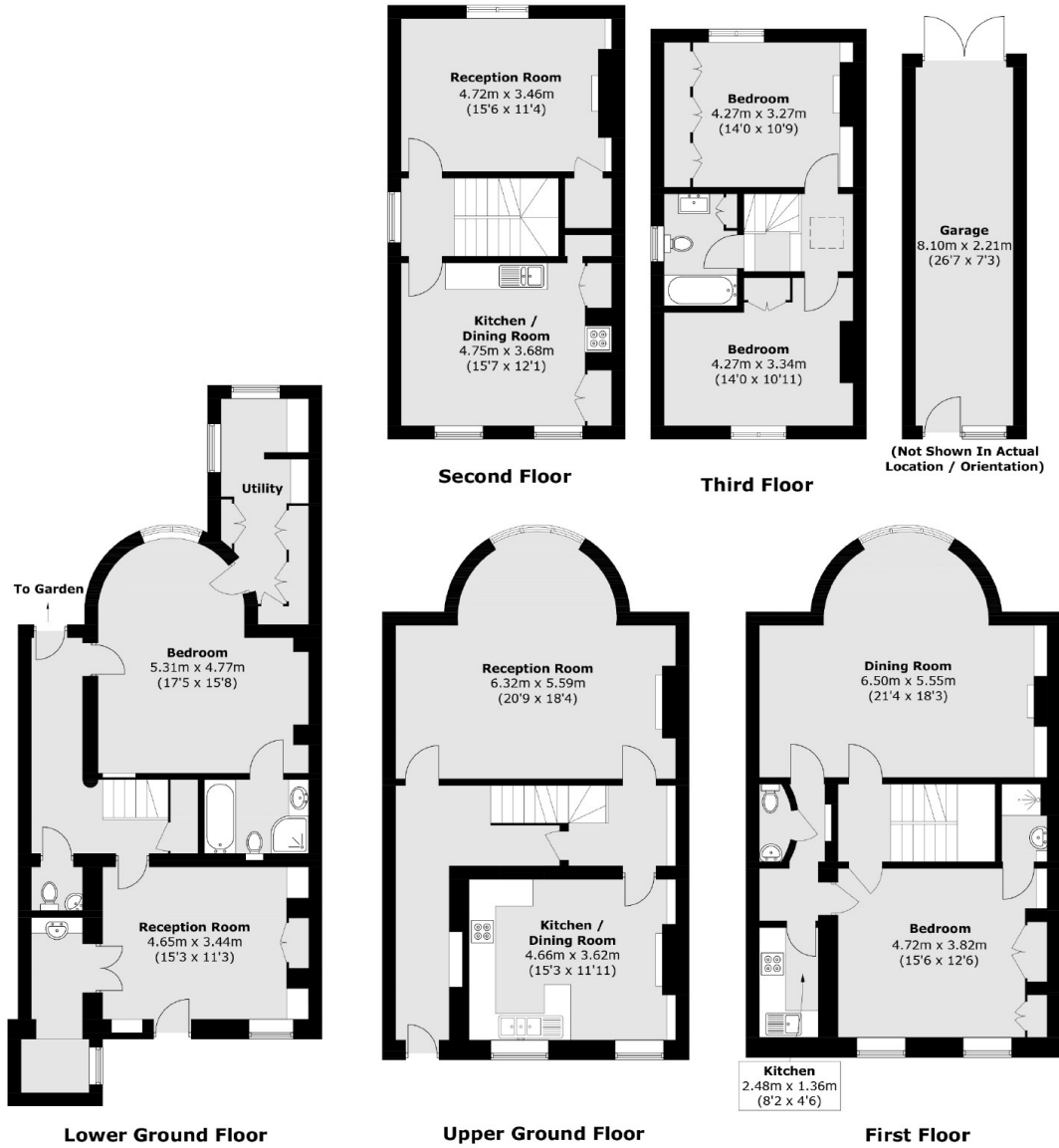
The raised ground floor entrance leads though into a fabulous reception room complete with a gorgeous curved bay with views over the rear garden and to the front is the spacious kitchen/breakfast room. The lower ground floor has good ceiling height, a reception room to the front, two w/c's and a large double bedroom with ensuite and a utility room. The beautifully large rear west facing garden has access to a garage which has space for parking in front which is accessed via Cleaver Square.

The first floor has a magnificent reception room at the rear benefitting from the curved bay, a beautiful fireplace and lovely views over the garden and Cleaver Square. There is a bedroom at the front with an ensuite shower room. The second and third floors would provide four extra bedrooms, yet is currently set out as a great two bedroom flat, which would be perfect for those looking for a live-in nanny.

This much loved family home has an exceptional amount of character throughout, once split into three flats many years ago the house was bought back into its former glory and has exceptional potential for the next family to make it their own.



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Total area (approx.): 285.8 sq. m (3,076.3 sq. ft)  
Garage: 18.3 sq. m (197.0 sq. ft)