



## Kennington Lane, SE11

£850,000

An exceptional two-bedroom split-level flat, presented in immaculate condition throughout and offered to the market chain free. The standout feature of this superb home is the enormous private roof terrace, providing an outstanding outdoor entertaining space with stunning open views across Vauxhall Pleasure Gardens. Rarely available, the terrace offers the perfect setting for al fresco dining, relaxing, and enjoying the surrounding greenery. The first floor comprises a spacious and bright reception room and kitchen, benefiting from unusually high ceilings and an abundance of natural light throughout. Upstairs, there are two generously sized double bedrooms, including a principal bedroom with a modern ensuite bathroom and a separate family bathroom for the second bedroom and guests. The property benefits from a large loft storage space. Combining generous internal accommodation, exceptional outdoor space, and beautiful park views, this is a rare opportunity to acquire a truly impressive home in a sought-after location.

Ideally located just a short walk from Vauxhall Underground, National Rail and bus stations, this property offers excellent transport links across London. Residents benefit from a wide range of local amenities, including independent cafés, popular restaurants, convenience stores and a large Tesco Superstore, all within easy reach. The nearby Vauxhall Pleasure gardens provides attractive green open space, making this a highly desirable location for both professionals and families.

### Features

- Private roof terrace
- Two bathrooms
- Top floor
- Chain free
- Excellent condition

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Total area (approx.): 81.1 sq. m (872.9 sq. ft)  
Terrace area (approx.): 16.1 sq. m (173.3 sq. ft)