



**Conant House St. Agnes Place, London SE11**

**welcome to**

## **Conant House St. Agnes Place, London**

Situated on the top floor (6th) of this highly sought after low rise block backing on to Kennington Park is this stunning one double bedroom apartment, available for sale with the benefit of no onward chain. The property benefits from its own full width private balcony directly overlooking the park and offering fantastic city views. Conant House is set within easy reach of Kennington, Elephant and Castle and Walworth Road which offer a plethora of bars, shops and restaurants. Transport links are available close by at Kennington (Northern Line) and Elephant and Castle, (Northern and Bakerloo Lines as well as National Rail services). There are also multiple bus routes available and the Cycle Super Highway 7 that would provide easy access to the city and surrounding areas.

Accommodation comprises an entrance hall, one double bedroom, large living room, re-fitted kitchen, bathroom, separate WC and balcony.

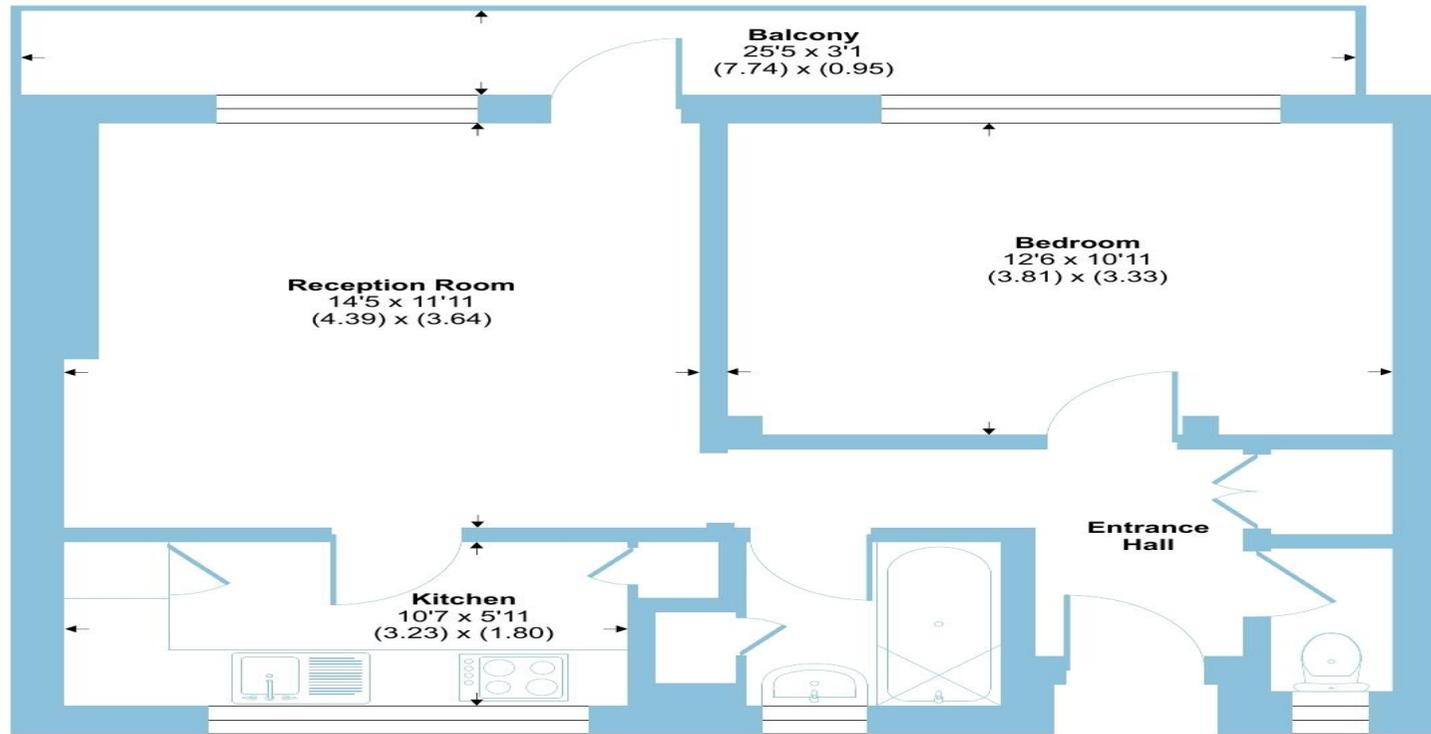
Early viewing requests are highly recommended to avoid disappointment!



# St. Agnes Place, London, SE11

Approximate Area = 499 sq ft / 46.3 sq m

For identification only - Not to scale



SIXTH FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1381344. © nichecom 2025.

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## Conant House St. Agnes Place, London

- One Double Bedroom
- Top Floor (6th)
- Private Balcony
- No Onward Chain
- Overlooking Kennington Park

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 3397.34

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Feb 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£375,000**



**view this property online** [barnardmarcus.co.uk/Property/KGT111023](https://barnardmarcus.co.uk/Property/KGT111023)



Property Ref:  
KGT111023 - 0005

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Please note the marker reflects the  
postcode not the actual property