



Let **UK** Home

2 Bedrooms

SE11 5AQ

Located in London

£3,800 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



Phoenix Court, 281 Kennington Lane, London SE11



Let UK Home are excited to offer this stunning 2-bedroom apartment in Phoenix Court, located in the highly sought-after Oval Village development in Central London. Property Reference: LUH 1715

This property comprises a large bright open plan kitchen and living room leading to a large private balcony with great views, two double bedrooms(master with wardrobe & en-suite), a large family sized bathroom and ample storage.

Residents of this exceptional development have exclusive use of the spa, indoor swimming pool, sauna, gymnasium and private screening room. Furthermore, residents will also benefit from a concierge and an unrivalled selection of shops, bars, restaurants, leisure facilities and beautiful courtyards.

The apartment is surrounded by three subway lines. It is within walking distance of three subway stations, Vauxhall, Oval and Kennington, and two subway lines, Victoria Line and Northern Line, which can lead to all important stations in central London.

The apartment is close to the Kia Cricket Ground, which is the cricket ground with the most cricket matches in the UK. At the same time, daily life is very convenient, there is a large Tesco downstairs, and it is close to Kennington Park and the US Embassy. The River Thames is also just a short walk away, offering beautiful views and a variety of recreational activities. The neighborhood is also home to an abundance of trendy shops, bars, and restaurants, providing residents with plenty of options for dining and entertainment.

- 9th Floor
- Residents Lounge & Co-working Space
- Sauna & Steam Room
- Vauxhall
- Walk to The River Thames

- Concierge Service & 24h Security
- The Gym & Swimming Pool & The Spa
- Cinema & Game Room
- Close to Kia Cricket Ground
- EPC Rating: B



TWO BEDROOM APARTMENT



Apartment		
Level	2, 3, 4, 5, 6, 7, 8 & 9	
Living / Kitchen / Dining	4.71 x 3.49m	22'0" x 12'1"
Bedroom 1	2.71 x 3.65m	8'8" x 11'9"
Bedroom 2	3.96 x 3.00m	12'9" x 9'8"
Total Net Internal Area	76 sq m	827 sq ft

KEY: W - Wardrobe

Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.



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Council Tax Band: F

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(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	

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