



**Kennington Park Road, London SE11**

**welcome to**

# Kennington Park Road, London

We are delighted to introduce this simply stunning one double bedroom first floor period conversion flat, benefitting from a Share of the Freehold. Bursting with light and character this wonderful apartment has been meticulously renovated by the current owner, including under floor heating, and would make an ideal first time purchase for anyone looking for something they can move straight in to. Located adjacent to the green spaces of Kennington Park the property is set within easy reach of Kennington, Vauxhall and Elephant and Castle which offer a plethora of bars, shops and restaurants. Transport links are available close by at Kennington Tube Station (Northern Line) and Elephant and Castle Station (Northern and Bakerloo Lines as well as National Rail services). Cycle Superhighway 7 runs immediately outside the property with easy connections to the City and West End and there are also multiple bus routes.

Accommodation comprises a large light filled reception room, separate refitted kitchen, one double bedroom with built-in wardrobes and stairs down to a stylish bathroom.

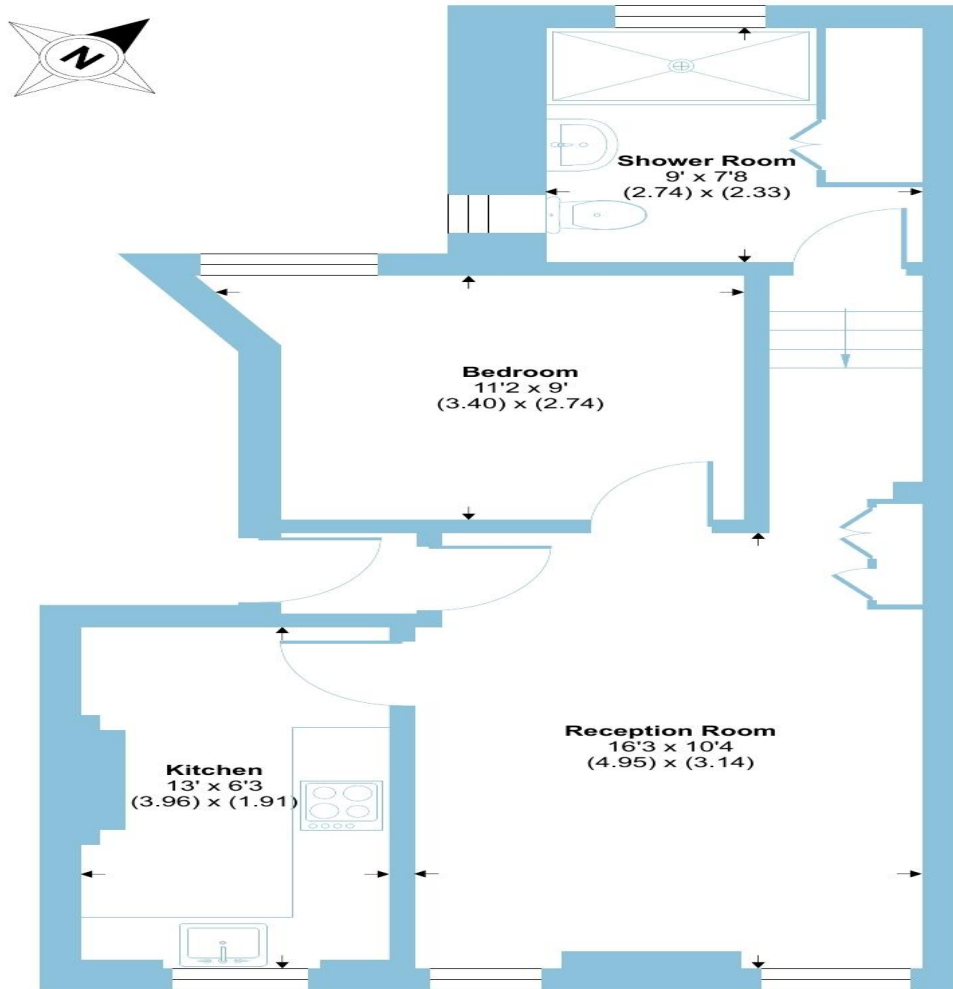
Internal viewings are essential to fully appreciate the quality of the accommodation on offer.



# Kennington Park Road, London, SE11

Approximate Area = 471 sq ft / 43.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1359933

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## Kennington Park Road, London

- One Double Bedroom
- High Spec Renovation
- Period Conversion
- Share of Freehold
- First Floor

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 13 Nov 2017.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£475,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT111029](https://barnardmarcus.co.uk/Property/KGT111029)



Property Ref:  
KGT111029 - 0003

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