



## Hanover Gardens, SE11

£1,250,000

A wonderful three double bedroom Grade II listed freehold family home, providing versatile living space and access onto a south facing rear garden. The property remains much of its character and charm and is being sold with no onward chain.

Picturesque Hanover Gardens is a beautiful garden square and cul de sac. Part of the low traffic neighbourhood scheme the property is quietly tucked away just moments from Oval Underground Station (Northern Line) and the Oval Cricket ground. Beautiful Kennington Park is just moments away as are a number of excellent local shops and cafés.

### Features

- Three Double Bedrooms
- Excellent Location
- South Facing Garden
- No Onward Chain
- Character Features
- Freehold



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The raised ground floor entrance hall leads into a double length reception which is both bright and spacious complete with ceiling detail and a feature fireplace. Stairs lead down to the lower ground floor where there is a second reception room to the front, a separate kitchen with views out onto the garden, a downstairs w/c and a utility room. There is access out onto a lovely south facing garden which has space for outside dining and relaxing.

The first floor has a large double bedroom with built-in wardrobes and is served by a family bathroom. There are two more double bedrooms onto the top floor. The property is of great quality and has excellent potential for extension to the rear (subject to planning permission) to create an open plan kitchen/diner.



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Total area (approx.): 122.9 sq. m (1322.8 sq. ft)