Conant House St. Agnes Place, London SE11

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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.

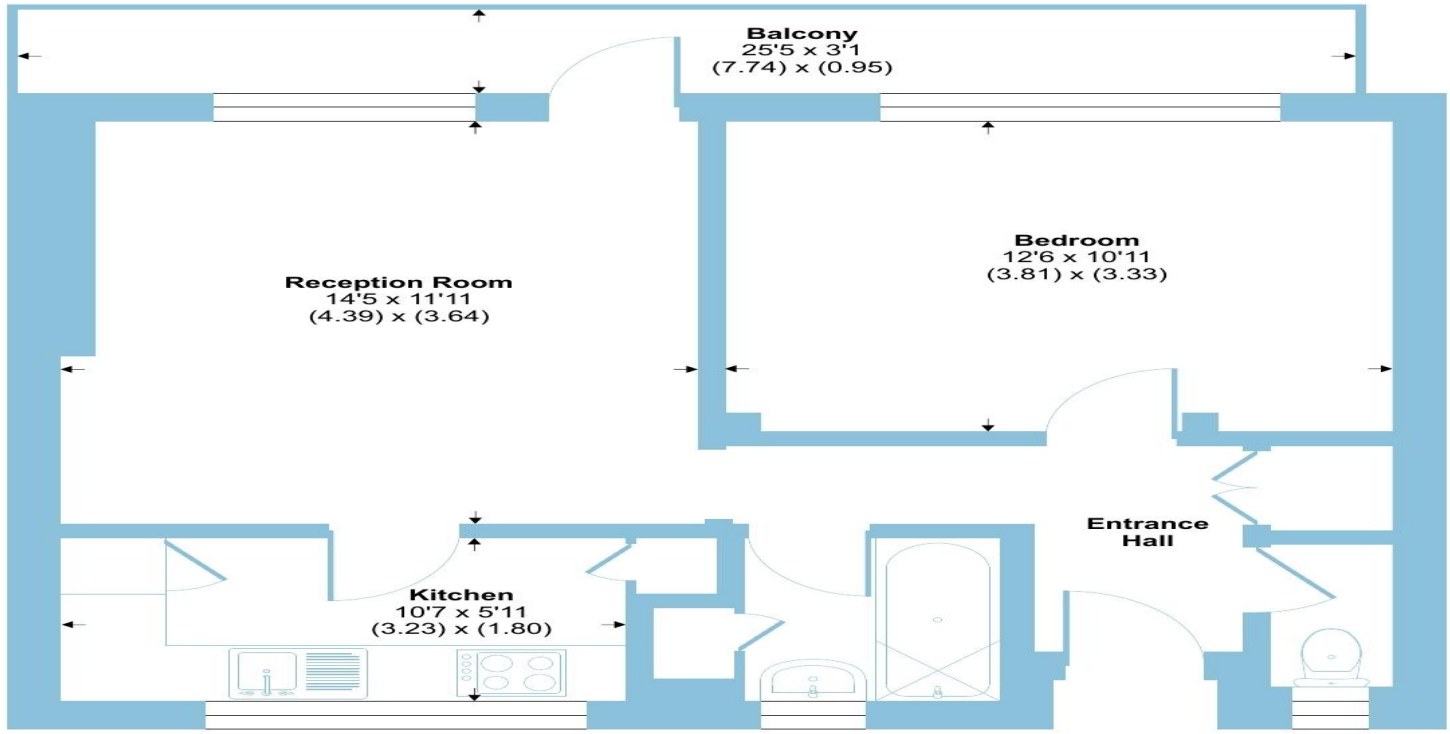
Early viewing requests are highly recommended to avoid disappointment!

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

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). © nichecom 2025. Produced for Barnard Marcus. REF: 1381344

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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: 3391.34
Ground Rent: 10.00

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.

£350,000

Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT111340

The Property Ombudsman

Property Ref:
KGT111340 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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