

TO LET



Doddington Grove, Kennington, SE17

£3,000.00 PCM

3

1

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Property Description

A beautifully presented and spacious three bedroom flat located on a short walk to Kennington Underground Station. The property comprises of a reception room, a separate stylish kitchen, three double bedrooms and a modern three-piece bathroom with a shower over bath.

The property is located within a short walk to Kennington Underground Station (Northern Line) providing you with excellent transport links across London and ideally located just moments from the shops, bars and restaurants along Walworth Road. This property is perfect for a growing family or three sharers.



Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

Material Information

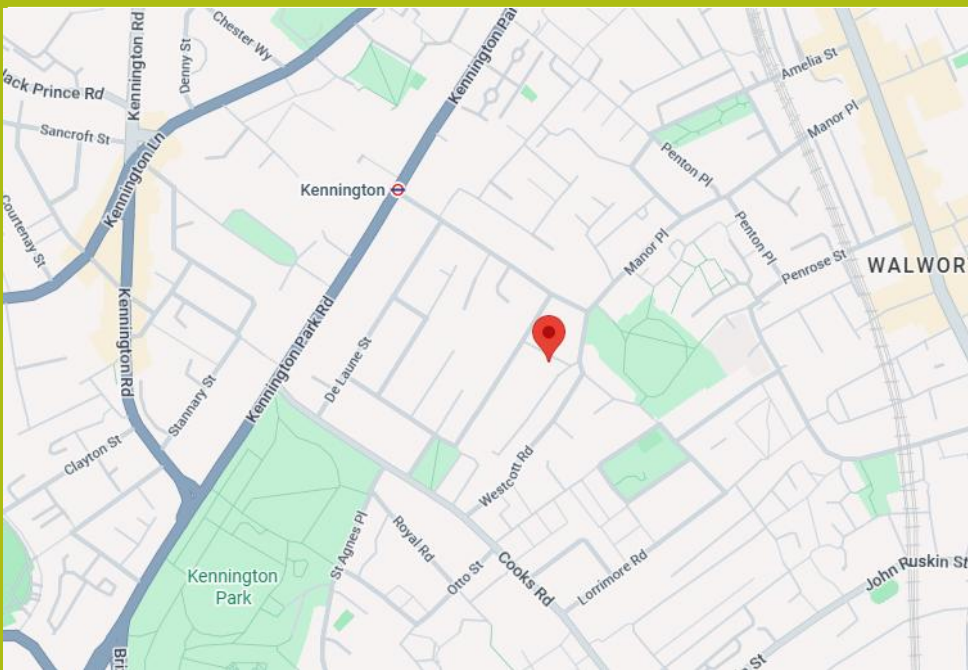
Date Available – 03/10/2026

Holding deposit amount – £692.2

Security Deposit amount (Five weeks rent) – £3,461.00

Council Tax Band – C

Local Authority – Southwark Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
None



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply

Mains



Heating
Gas / Mains



Broadband Cable



Mobile Signal
Good Coverage

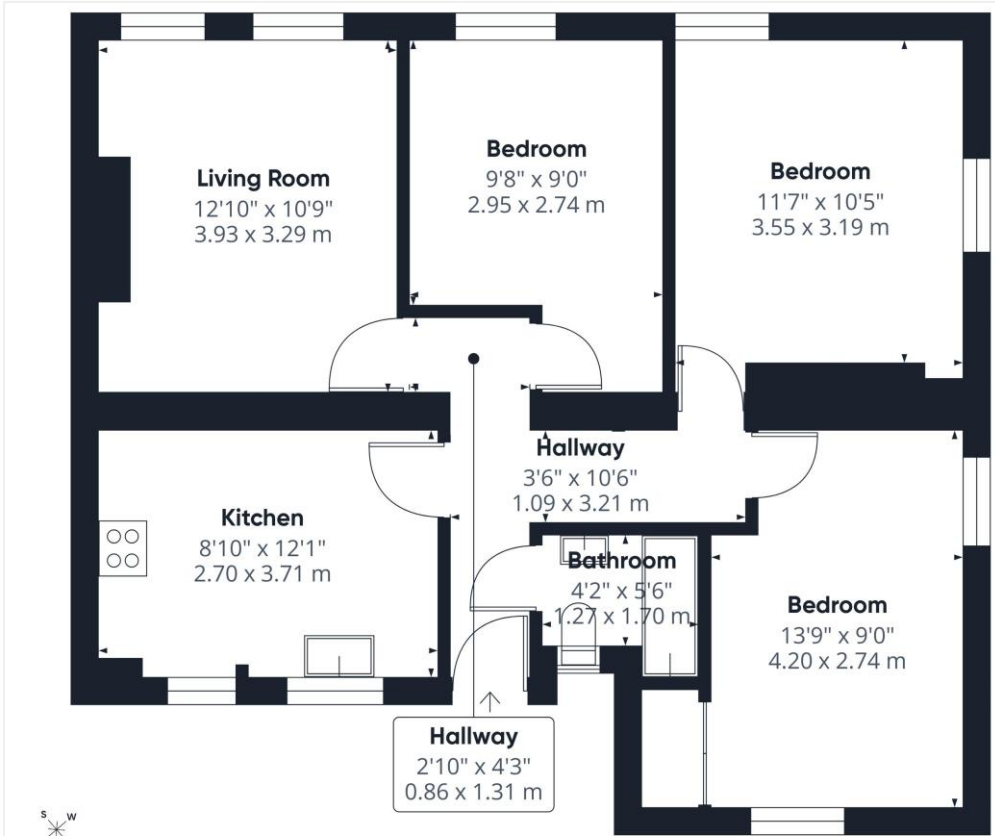


Flood Risk

Has the property been flooded in the past five years: **NO**
Level of Risk: **None**



**Proposed Development
in Immediate Locality?**
None



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Approximate total area^m
702 ft²
65.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	66	77
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

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45 Bedford Hill,
London, SW12 9EY
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Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
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