



Kennington / Oval Sales, 4-6 Clapham Road, London SW9 0JG
T 020 7820 4100 E ovalsales@ludlowthompson.com W www.ludlowthompson.com

HANOVER GARDENS KENNINGTON



£425,000 FOR SALE - CHAIN FREE

REF: 1961670

1 Bed, Period Maisonette, Private Garden, Permit Parking

Own Front Door - 1 Minute Walk To Oval Tube Station - Close to Kennington Park - Private Rear Garden - Sought After Location - External Storage Great For Bikes

Offered to the market CHAIN FREE is this beautiful period conversion benefiting from its own private garden and lockable storage (ideal for storing bikes). Accessed through your own front door, the property comprises an entrance hall, large double bedroom with built in wardrobes and a modern fitted three piece bathroom suite with additional storage. The contemporary kitchen opens up onto a bright and airy reception, with doors leading out to a delightful easy to maintain private rear garden.... **continued below**

Train/Tube - Oval, Vauxhall, Kennington, Stockwell

Local Authority/Council Tax - Lambeth

Tenure - Leasehold

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External



Garden



Bedroom



Bedroom alt



Bathroom



Reception



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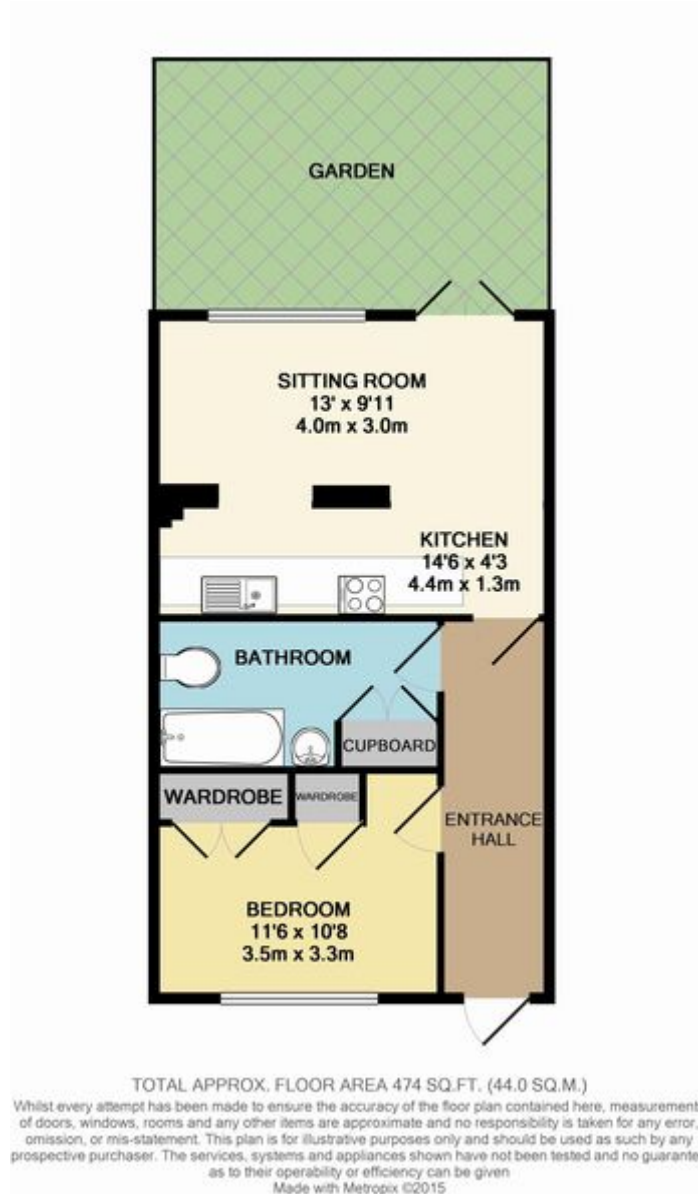
Reception and Kitchen



Kitchen



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Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Enviably located only one minute walk to Oval tube station (Northern Line) as well as excellent local bus routes to the City and the West End, or if you prefer to cycle it leads directly onto the cycle superhighway. A great selection of bars, cafes, shops and restaurants are close by and the 'Green Flag' award winning Kennington Park is moments away; a lovely mature green space with playgrounds and a cafe. There is also a fantastic farmers market on Saturdays at St Marks church, opposite Oval Underground station.

Tenure Details

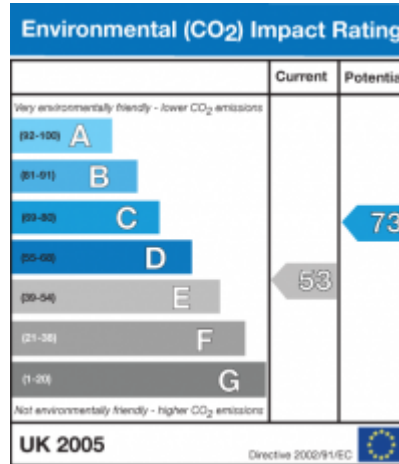
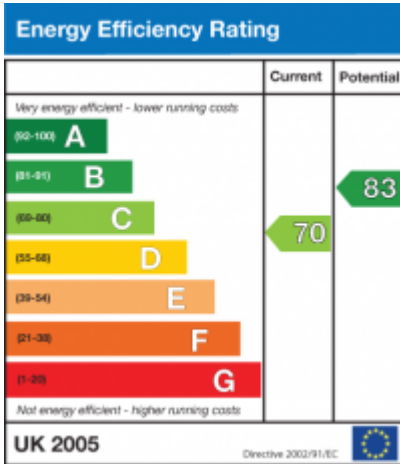
Tenure - Leasehold

Lease Expires - 90 years

Service Charges - £100 per month



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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Kennington / Oval Sales Office quoting 1961670

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.