



**Kennington / Oval Sales**, 4-6 Clapham Road, London SW9 0JG  
T 020 7820 4100 E [ovalsales@ludlowthompson.com](mailto:ovalsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## CABANEL PLACE KENNINGTON



**SOLD**

**REF: 2640426**

### **3 Bed, Conversion Apartment, Private Garden, Private Terrace & Communal Garden**

Grade II Listed - Secure Gated Development - Private Outdoor Spaces - Chain Free - Zone 2 - Floor to Ceiling Windows

Spacious and extremely well presented apartment within the sought after Grade II listed Lilian Baylis Old School development, a great example of Brutalist architecture. As well as being located in a gated community with a hi-tech entry system, the apartment benefits from spacious lateral living with premium specifications. The open plan kitchen/reception leads out to a large patio area. There are three double bedrooms, of which the master boasts a private outdoor space and an en-suite. There is... **continued below**

**Train/Tube** - Kennington, Lambeth North, Elephant & Castle, Vauxhall

**Local Authority/Council Tax** - Lambeth

**Tenure** - Leasehold

**ludlowthompson**



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# CABANEL PLACE KENNINGTON



Approx 100. sqm / 1081. sqft



Kitchen



Dining room



Rear Terrace



Front Terrace



Reception





# CABANEL PLACE KENNINGTON



Bedroom 2



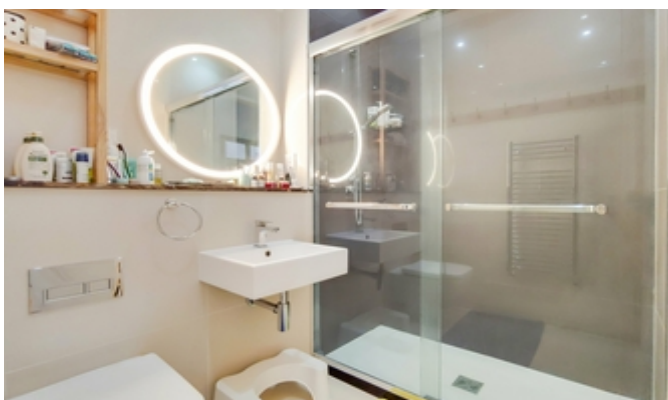
Bathroom



Bedroom 3



Reception Area



Ensuite



Bedroom 2



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# CABANEL PLACE KENNINGTON



External



# CABANEL PLACE KENNINGTON



<b>ludlowthompson</b>	<b>Cabanel Place, SE11</b>	<b>GROSS INTERNAL AREA</b> 100.5 Sqm / 1081.9 Sqft
SAFETY DATE 28/05/2020	LAYER CODE POINTS 32,220,883	



<b>GROSS INTERNAL AREA (GIA)</b> The largest area of the property. 100.5 Sqm / 1081.9 Sqft	<b>NET INTERNAL AREA (NIA)</b> Excludes walls and external features. Includes cupboards, recessed areas. 96.0 Sqm / 1033.5 Sqft	<b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. 0.0 Sqm / 0.0 Sqft	<b>SUGGESTED USABLE AREA</b> Limited use area under 1.8m. 0.0 Sqm / 0.0 Sqft
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Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual rooms, lengths and widths are the maximum points of measurements captured to the scan.

**99% OR ABOVE**  
101.0 Sqm / 1085.8 Sqft

**99% OR ABOVE**  
96.4 Sqm / 1038.2 Sqft

**99% OR ABOVE**  
S4788528742ND000E72388008

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.



## CABANEL PLACE KENNINGTON



Spacious and extremely well presented apartment within the sought after Grade II listed Lilian Baylis Old School development, a great example of Brutalist architecture. As well as being located in a gated community with a hi-tech entry system, the apartment benefits from spacious lateral living with premium specifications. The open plan kitchen/reception leads out to a large patio area. There are three double bedrooms, of which the master boasts a private outdoor space and an en-suite. There is also a family bathroom and large storage room. The apartment further benefits from floor to ceiling windows and high ceilings making the apartment extremely bright.

Cabanel Place is located close to Lambeth Palace and the River Thames. There are a number of good pubs and restaurants in the area and a popular weekly farmers market at St. Marks Church in nearby Oval. The Newport Street Gallery which displays the personal art collection of Damien Hirst is a four minute walk away and the Tate Britain can be walked to in under 20 minutes.

The property is ideally situated within easy reach of a number of transport links including Vauxhall, Kennington and Lambeth North stations. All are around a 10 minute walk and run direct Northern, Bakerloo and Victoria Lines and Overground services into London Waterloo, Charing Cross, London Bridge, Oxford Circus and Kings Cross St Pancras.

Approx 100. sqm / 1081. sqft

### Tenure Details

Tenure - Leasehold

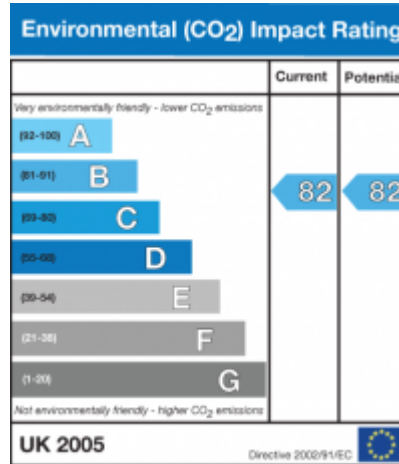
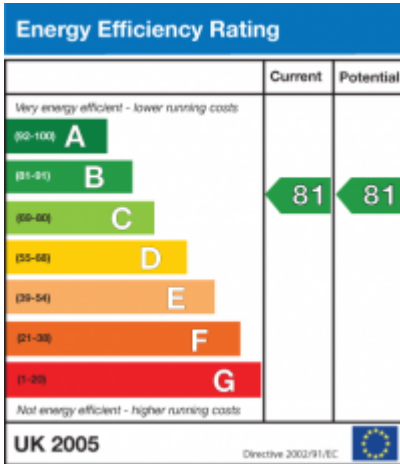
Lease Expires - 117 years

Ground Rent - £450 per year

Service Charges - £3414 per year



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## CABANEL PLACE KENNINGTON



**CALL 020 7820 4100**

**REF: 2640426**

### **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 2640426**

### **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.