



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

KENNINGTON PARK ROAD KENNINGTON



£550,000 FOR SALE

REF: 2669942

2 Bed, Conversion Apartment, Shared Garden, Permit Parking

Bay Window - Separate Office/Spare Room - 2 Minutes to Park - 1 Minute to Tube - Acoustiglass Sash Windows - Engineered Oak Wood

INTERNAL LISTING, enquire to get an exclusive viewing before it is released to the market in September! Stunning Georgian Conversion just 1 minute from Kennington tube with a separate office/spare room. There is an extremely bright open plan living area with a fully integrated John Lewis kitchen and a beautiful bay window over looking the gardens. The bathroom is smart, stylish and has a Omnitub Japanese Deep Soaking Bath to make the most of the space. There are two bedrooms with new acoustig... [continued below](#)

Train/Tube - Kennington, Oval, Elephant & Castle, Vauxhall

Local Authority/Council Tax - Southwark

Tenure - Leasehold

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Kitchen



Lounge



Bedroom 1



Bedroom 1



Bathroom



Bedroom 2



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Bedroom 2



Study Room



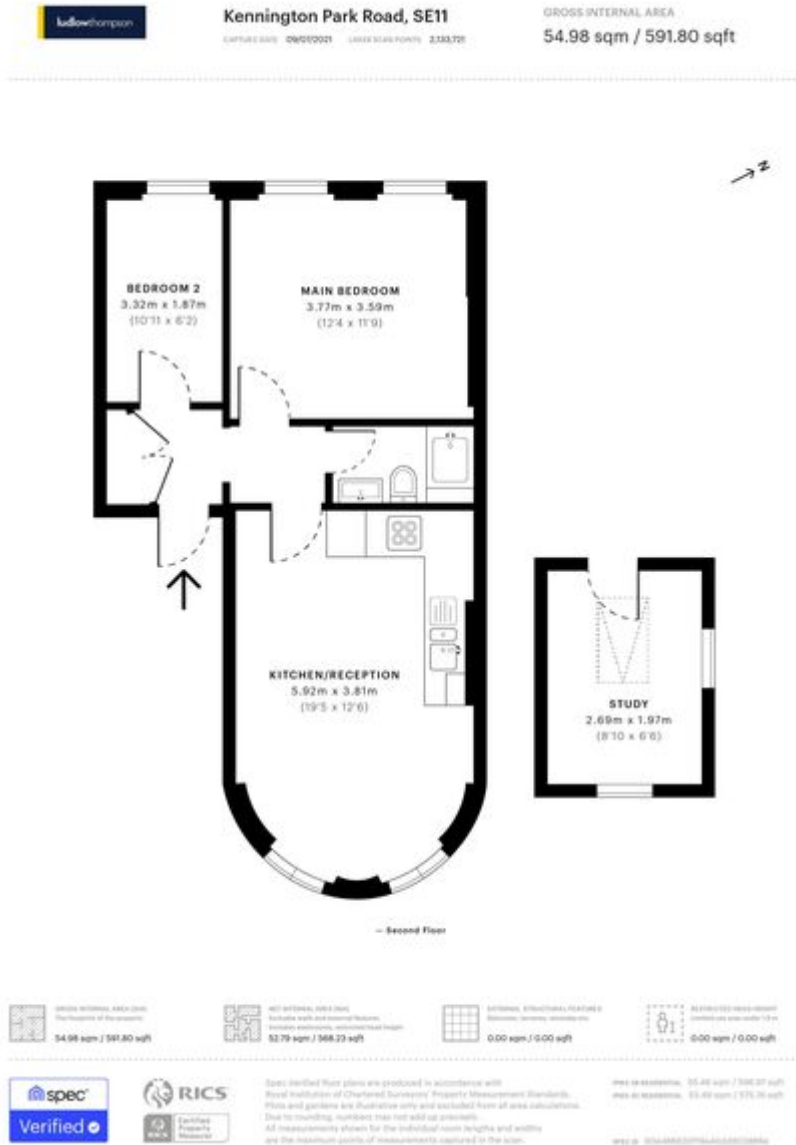
Study Room



Front Garden



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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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There is an extremely bright open plan living area with a fully integrated John Lewis kitchen and a beautiful bay window over looking the gardens. The bathroom is smart, stylish and has a Omnitub Japanese Deep Soaking Bath to make the most of the space. There are two bedrooms with new acoustiglass timber sash windows.

The flat also boasts a unique feature - adjacent to the flat at the rear of the building is an additional room, currently used as a spare room/gym. It makes an ideal home office too, with a new Velux skylight window and dual aspect sash windows, it is filled with natural light all day and is extremely quiet.

The flats in the building have the right to manage themselves and have landscaped the front garden to make a pretty useable space for all to enjoy.

Kennington tube station (Northern Line) is 1 minute walk away, Kennington Park just 2 minutes walk, and Kennington High Street which has many shops, restaurants and pubs is only 4 minutes walk away.

Tenure Details

Tenure - Leasehold

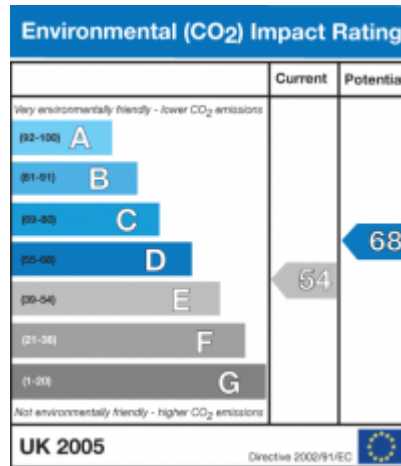
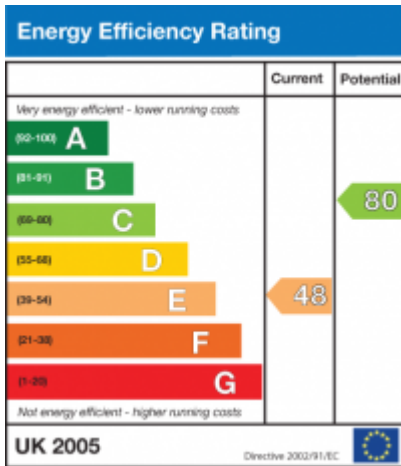
Lease Expires - 108 years

Service Charges - £2514.58 per year

Ground Rent - £300 per year



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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 2669942

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.