



**Kennington / Oval Sales**, 4-6 Clapham Road, London SW9 0JG  
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## ALBERTA ESTATE KENNINGTON



**SOLD**

**REF: 2770088**

### **2 Bed, Purpose Built Apartment, Private Balcony, Permit Parking**

10 mins to Elephant and Castle - Split-Level - Private Balcony - Chain Free - 5 min From Kennington Station - Modern Open Plan Kitchen

An opportunity to acquire a gorgeous, split level, two bedroom apartment, is presented to the market chain free, and benefits from a private balcony, bike storage and a fantastic location too! The property is spacious, bright and divided over the third and fourth floors, giving off the feelings of space and privacy that you get from a house! On the third floor is a large reception, leading out to a spacious balcony, and a superb, modern, open plan, fully fitted kitchen. As you go upstairs, you... [continued below](#)

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

**Local Authority/Council Tax** - Southwark

**Tenure** - Leasehold

**ludlowthompson**



# ALBERTA ESTATE KENNINGTON



Reception



Reception



Reception



Kitchen



Reception / Kitchen



Balcony





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# ALBERTA ESTATE KENNINGTON



Bedroom1



Bedroom1



Bedroom 2



Balcony



Exterior



Exterior



# ALBERTA ESTATE KENNINGTON



## Suffield House, Alberta Estate, SE17

Approx. Gross Internal Area = 63.4sqm / 682.4sqft



Third Floor



Fourth Floor



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE

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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The property is spacious, bright and divided over the third and fourth floors, giving off the feelings of space and privacy that you get from a house! On the third floor is a large reception, leading out to a spacious balcony, and a superb, modern, open plan, fully fitted kitchen. As you go upstairs, you find two generously sized double bedrooms and a bathroom. The sunny balcony adds this lovely outdoors space where you can enjoy your morning coffee.

Only a 5 minute walk from Kennington tube station (Northern), and 10 minutes to Elephant & Castle station (Northern / Bakerloo / Thameslink / Southeastern rail)! The area is also rich in bus links and amenities. It is just a short stroll to the lively Elephant Park and Kennington Park Road, where you can find plenty of pubs, bards, cafes, restaurants and shops. Located minutes away from Pasley Park and Kennington Park, and walking distance from The London Eye and London Bridge.

### Tenure Details

Tenure - Leasehold

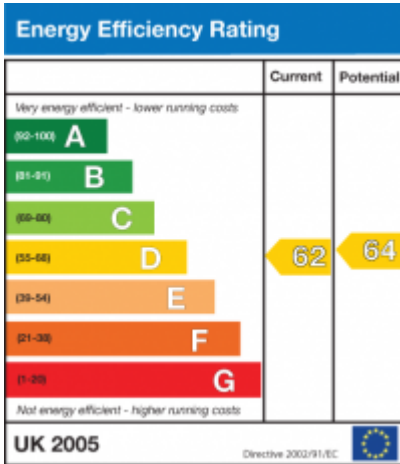
Lease Length - 89 years

Service Charges - £1246.06 per year

Ground Rent - £10 per year



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**CALL 020 7820 4100**

**REF: 2770088**

**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 2770088**

**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.