



**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)

## ELIAS PLACE OVAL



**SOLD**

**REF: 2795478**

### **2 Bed, Purpose Built Maisonette, Private Balcony**

2-3 minutes to Oval tube - Split Level - VIEWINGS AVAILABLE ON REQUEST - Private balcony - Close to Kennington Park - Permit parking

A modern split level maisonette with a private balcony, superbly located 2-3 minutes' walk to Oval station (Northern Line), measuring over 700 square feet! The property offers a spacious living room with two large windows allowing in lots of natural light. It is also finished with wood effect flooring and contains plenty of shelving. The living room opens onto a big private balcony; a perfect spot to enjoy the sunshine and create a potted garden. The kitchen is modern and bright and offers pl... [continued below](#)

**Train/Tube** - Oval, Vauxhall, Kennington, Stockwell

**Local Authority/Council Tax** - Lambeth

**Tenure** - Leasehold

**ludlowthompson**



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# ELIAS PLACE OVAL



Kitchen



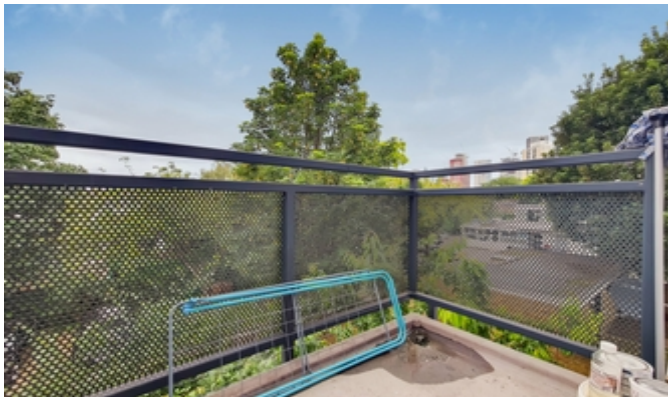
Exterior



Reception



Kitchen



Balcony



View from balcony



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Bedroom 1



Bedroom 1



Bathroom



Bedroom 2



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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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The property offers a spacious living room with two large windows allowing in lots of natural light. It is also finished with wood effect flooring and contains plenty of shelving. The living room opens onto a big private balcony; a perfect spot to enjoy the sunshine and create a potted garden.

The kitchen is modern and bright and offers plenty of worktop and storage space. Upstairs are two large double bedrooms, one offering a fitted wardrobe, and both featuring excellent quality wooden flooring.

There is a full bathroom upstairs as well as an additional toilet downstairs.

As well as being round the corner from Oval station, the property is on the doorstep of the amenities of Oval and Kennington as well as the popular green spaces of Kennington Park.

### Tenure Details

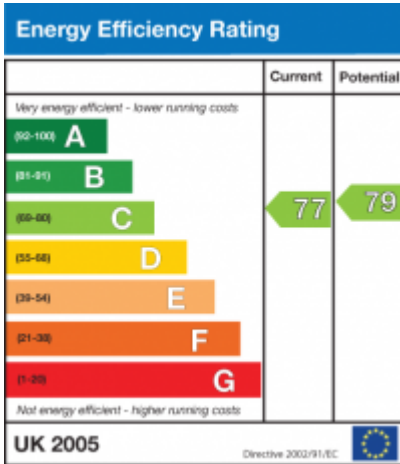
Tenure - Leasehold

Lease Expires - 91 years

Service Charges - £111 per month

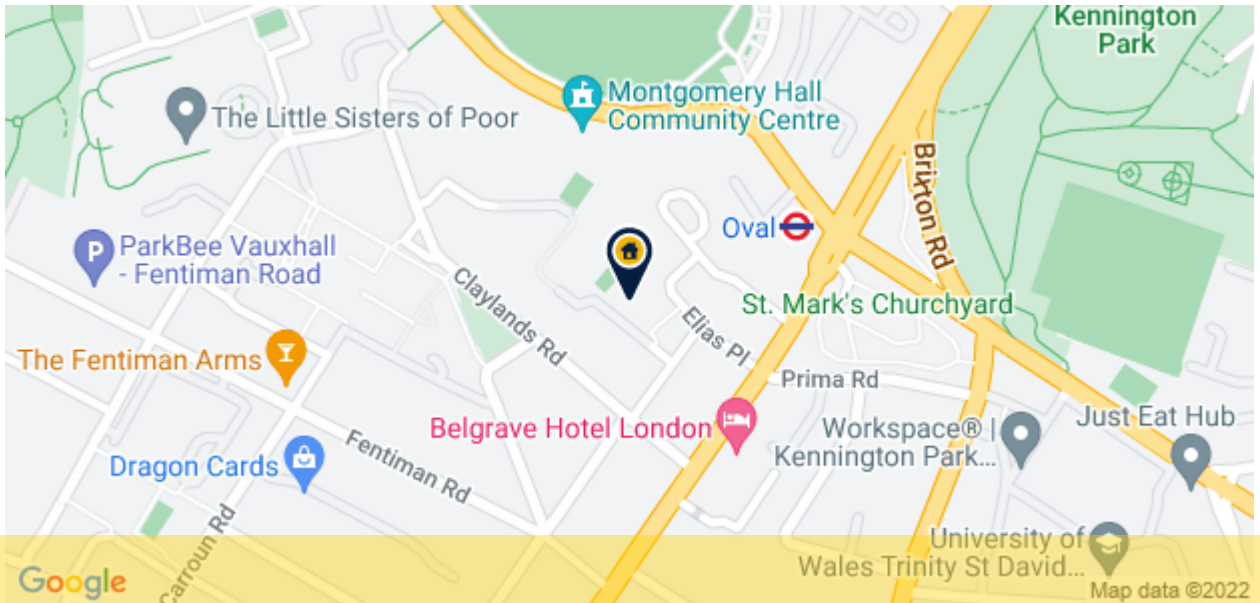


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**CALL 020 7820 4100**

**REF: 2795478**

**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 2795478**

**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.