



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

LANGDALE CLOSE KENNINGTON



SOLD

REF: 2799926

2 Bed, Apartment, Private Garden, Permit Parking

Chain free - 18 minute walk to Elephant & Castle Station - Large reception room - Two double bedroom apartment - 11 minute walk to Kennington Station - Private patio

A lovely two bedroom apartment with a private patio, built in early 1990 in a quiet residential block and offered chain free! This apartment is located in Zone 1 - an 11 minute walk from Kennington Station (Northern Line) and an 18 minute walk from Elephant & Castle Station (Bakerloo and Northern Lines, Southeastern Rail and Thameslink). The property is also serviced by superb bus links from Walworth Road, a 4 minute walk away, connecting you all around London. The large reception room is fi... [continued below](#)

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

Local Authority/Council Tax - Southwark

Tenure - Leasehold

ludlowthompson



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

LANGDALE CLOSE KENNINGTON



Kitchen



Reception



Kitchen



Bedroom 1



Bedroom 1



Bedroom 2



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

LANGDALE CLOSE KENNINGTON



Bedroom 2



Bathroom



Patio



Patio



Exterior



Living Area



LANGDALE CLOSE KENNINGTON



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.



LANGDALE CLOSE KENNINGTON



A lovely two bedroom apartment with a private patio, built in early 1990 in a quiet residential block and offered chain free!

This apartment is located in Zone 1 - an 11 minute walk from Kennington Station (Northern Line) and an 18 minute walk from Elephant & Castle Station (Bakerloo and Northern Lines, Southeastern Rail and Thameslink). The property is also serviced by superb bus links from Walworth Road, a 4 minute walk away, connecting you all around London.

The large reception room is finished with wooden flooring. The space is light and airy, forming as a beautiful canvas for your perfect reception room. Gorgeous sofas and a dining table can be set up in this area, building a wonderful space for lounging and dining. A stunning electronic fireplace is set up in this area too, creating a luxurious yet cosy environment.

The clean-cut kitchen has been fitted with modern appliances and offers a great amount of work top space. Spotlights on the ceiling brighten the area. Storage in the kitchen has been maximised through meticulously placed cupboards.

The flat's two double bedrooms offer wooden floors. The main bedroom provides a lovely view of the private patio and the second bedroom currently contains a number of wardrobes. These can be moved around depending on your personal wardrobe's needs.

The property's bathroom highlights its white brick tiles and is comprised of both a large bathtub and shower.

The private patio found at the rear of the property is excellent for entertaining guests, or simply enjoying fantastic weather. It also offers a small green area, great for a spot of gardening.

The quaint Pelier Park lies on the doorstep of the property, terrific for a breath of fresh air and peaceful strolls. The ever-popular Burgess Park and Kennington Park are nearby too, an 8 minute walk away and 12 minute walk away respectively. Fun picnics with family and friends can be enjoyed at those parks, creating the perfect day out. When longing for a meal outside of the house, the surrounding Walworth Road and Camberwell Road also offer a number of restaurants and takeaways to choose from.

This property is certain to be high in demand! Book your viewing now by calling the sales team.

Tenure Details

Tenure - Leasehold

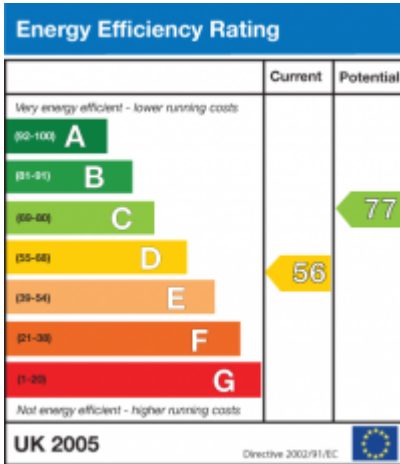
Lease Length - 94 years

Service Charges - £900 per year

Ground Rent - £10 per year

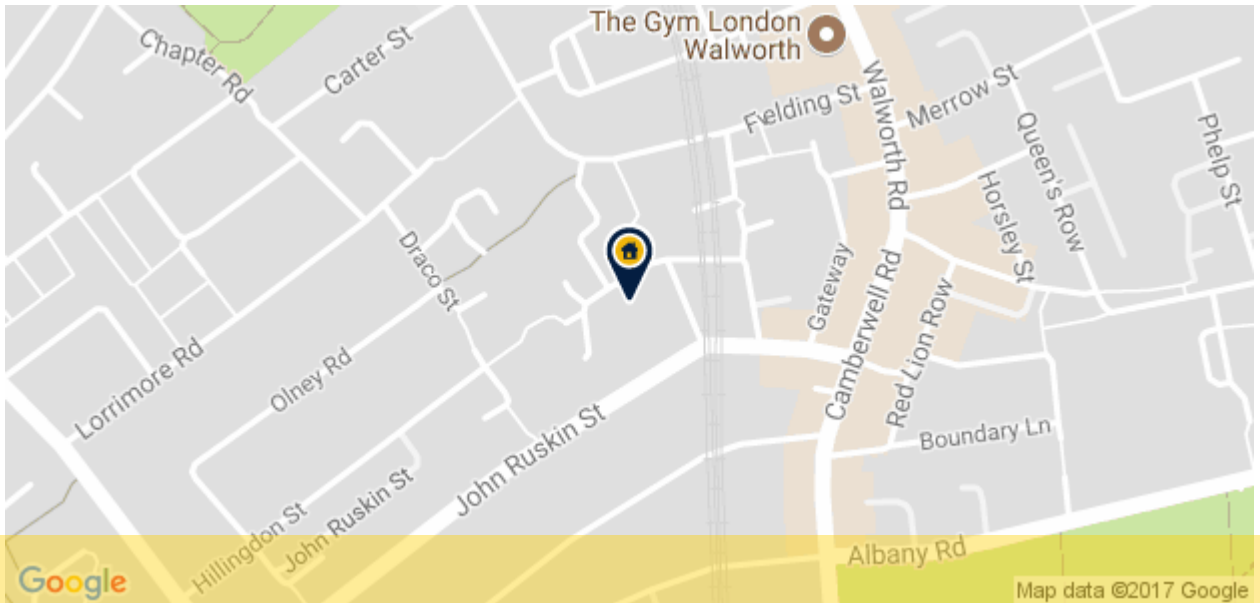


LANGDALE CLOSE KENNINGTON





LANGDALE CLOSE KENNINGTON



CALL 020 7820 4100

REF: 2799926

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 2799926

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.