



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

MERROW STREET WALWORTH



SOLD

REF: 2806206

2 Bed, Purpose Built Apartment, Private Garden, Permit Parking

Private patio - Quiet residential street - Large windows - Two bedroom apartment - Great transport links - Modern kitchen appliances

A stunning two bedroom apartment with a private patio, built in 1905. The property is located a 19 minute walk from Kennington Station (Northern Line) and a 20 minute walk from Elephant & Castle Station (Northern and Bakerloo Lines, Southeastern Rail and Thameslink). You can easily reach the City in under 10 minutes from Elephant & Castle Station and Central London is just over 5 minutes journey from Kennington Station. Upon entry, the bright and spacious reception room is met. It is a warm... [continued below](#)

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

Local Authority/Council Tax - Southwark

Tenure - Leasehold

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MERROW STREET WALWORTH



Exterior



Exterior



Kitchen



Reception



Kitchen



Bedroom 1



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Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



Bathroom



Patio



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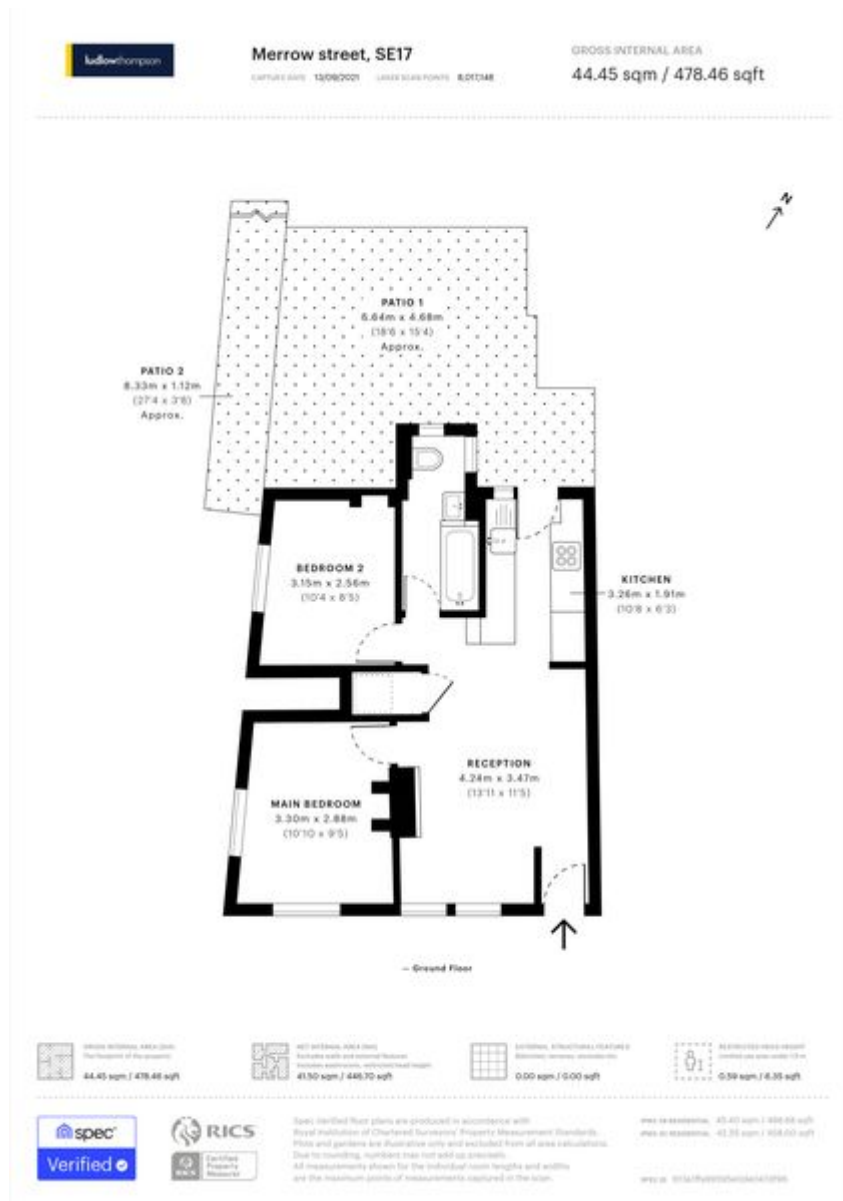
MERROW STREET WALWORTH



Patio



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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 is located a 19 minute walk from Kennington Station (Northern Line) and a 20 minute walk from Elephant & Castle Station (Northern and Bakerloo Lines, Southeastern Rail and Thameslink). You can easily reach the City in under 10 minutes from Elephant & Castle Station and Central London is just over 5 minutes journey from Kennington Station.

Upon entry, the bright and spacious reception room is met. It is a warm space that will be perfect for relaxing in with others. A gorgeous fireplace can be found in the room, creating a luxurious yet cosy environment. A dining area can be designated in this space too, brilliant for relishing home cooked meals on!

A flat archway makes way for the kitchen. The extensive kitchen features a wonderfully tiled backsplash and flooring, as well as modern inbuilt appliances. Cabinets have been strategically placed around the kitchen to ensure storage space for your essentials is maximised.

The apartment's first bedroom is adjacent to the reception. It is a light and airy room complete with wooden floors and two large sash windows. Peaceful views of Merrow Street are provided from these windows too, creating a lovely sight to wake up to every morning!

The second bedroom also features wooden floors and a sash window, flooding the room with natural light. There is ample space in this bedroom for a generously sized wardrobe.

The property's bathroom contains fantastic brick tiles and is complete with a separate bathtub and shower.

The expansive patio is accessible from the kitchen. It is a brilliant place to entertain friends and family in. You can choose to hold barbecues, soak up some lovely sunshine or do a spot of gardening in the patio, filling it with a variety of your favourite plants!

The ever-popular Burgess Park is only a 9 minute walk away from the apartment. Picnics with friends and family can be organised in the park, or you can choose to play some tennis or football at the respective courts or pitch. When longing for a quiet stroll, you can explore what nature has to offer in the park and stop off at the café afterwards.

This is sure to be a high in demand property! Don't miss out.

Tenure Details

Tenure - Leasehold

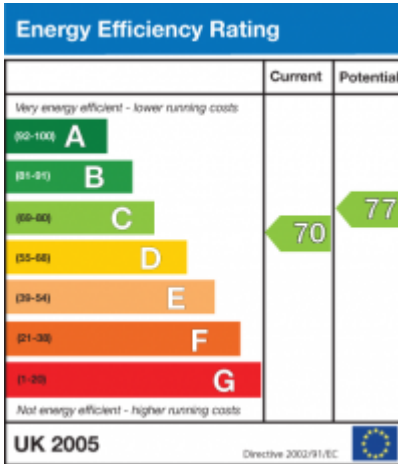
Lease Expires - 115 years

Service Charges - £400 per year

Ground Rent - £200 per year



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CALL 020 7820 4100

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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 2806206

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.