



**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)

## RENFREW ROAD KENNINGTON



**£650,000 FOR SALE**

**REF: 2816656**

### **2 Bed, Purpose Built Maisonette, Private Terrace & Communal Garden, Off Street Parking**

Resident's Parking - Split Level - Open-plan Kitchen/Reception - Community Feel - Minutes from Kennington Tube - Private Development

Stunning two bedroom split level apartment within a private development, benefiting from a terrace and measuring nearly 1000 sq ft internally, located within the popular Kennington Triangle. This popular, peaceful, development boasts a beautiful shared garden, resident's parking, communal bike storage and proximity to transport links and beautiful attractions. On the ground floor you find the huge open plan reception with a sleek, modern fully-fitted kitchen and breakfast bar, and a private t... **continued below**

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

**Local Authority/Council Tax** - Lambeth

**Tenure** - Leasehold

**ludlowthompson**



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# RENFREW ROAD KENNINGTON



Kitchen/diner



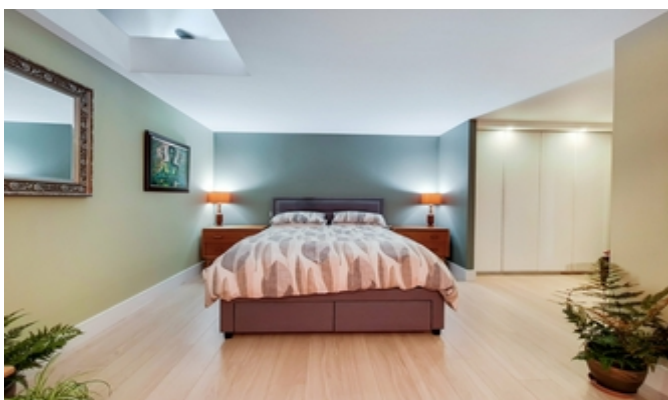
Kitchen



Bedroom 2



Bedroom 2



Main Bedroom



Main Bedroom



# RENFREW ROAD KENNINGTON



Main Bedroom



Main Bedroom



Bathroom



Bathroom



Open Plan



Terrace



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## RENFREW ROAD KENNINGTON



Garden



# RENFREW ROAD 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 of furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



## RENFREW ROAD KENNINGTON



Stunning two bedroom split level apartment within a private development, benefiting from a terrace and measuring nearly 1000 sq ft internally, located within the popular Kennington Triangle.

This popular, peaceful, development boasts a beautiful shared garden, resident's parking, communal bike storage and proximity to transport links and beautiful attractions.

On the ground floor you find the huge open plan reception with a sleek, modern fully-fitted kitchen and breakfast bar, and a private terrace with a garden view. The reception / kitchen has space for a generous dining area, lounging and a work space. There is a large storage cupboard too. The first bedroom is also on this level with fitted wardrobes.

The lower ground floor contains the main bedroom and bathroom. The main bedroom is certainly a king size room, with excellent design features including a dressing area with built in wardrobes and shelving, a skylight and an electronic opening window connected to the upper floor. The bathroom is modern with inbuilt fittings and storage. There is also a utility cupboard and a large pantry/store room with direct access to the rear parking.

The property is surrounded by transport links, including Kennington tube (Northern), 0.4 mile away, and Elephant & Castle tube (Northern) and Railway station (Thameslink / Southeastern), 0.6 miles away.

It is only a few minute walk to Kennington High Street, Lambeth Walk Open Space, Imperial War Museum and loads of amenities, including restaurants, delis, pubs and supermarkets, and so much more!

### Tenure Details

Tenure - Leasehold

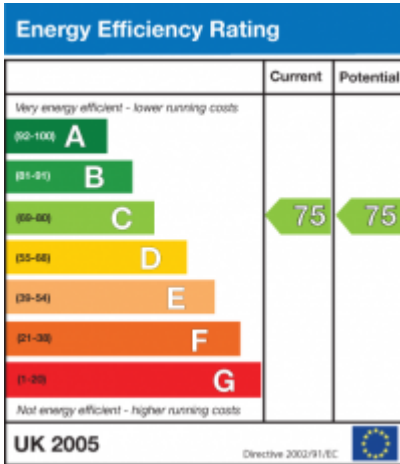
Lease Length - 119 years

Service Charges - £2172 per year

Ground Rent - £125 per year



# RENFREW ROAD KENNINGTON





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**CALL 020 7820 4100**

**REF: 2816656**

### 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 2816656

### 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.