



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

KENNINGTON PARK ROAD KENNINGTON



SOLD

REF: 2824642

1 Bed, Conversion Apartment, Private Garden, Permit Parking

On the doorstep of Kennington Station - Large double bedroom - Modern kitchen appliances - Period conversion property - 10 minute walk to Elephant & Castle Station - Large Private Garden

A stunning period conversion apartment, benefitting from its own extensive private landscaped garden, offered chain free. Located only minutes to Kennington Tube (Northern Line) and Kennington Park. Located on the raised ground floor, this apartment boasts original wood floors, high ceilings and lovely sash windows throughout. The large open plan kitchen and reception room features curved arches in its walls and overlooks the garden. The kitchen has been fully fitted with high spec integrated... **continued below**

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

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

KENNINGTON PARK ROAD KENNINGTON



Bedroom



Garden



Kitchen / Reception



Kitchen / Reception



Kitchen / Reception



Kitchen / Reception



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

KENNINGTON PARK ROAD KENNINGTON



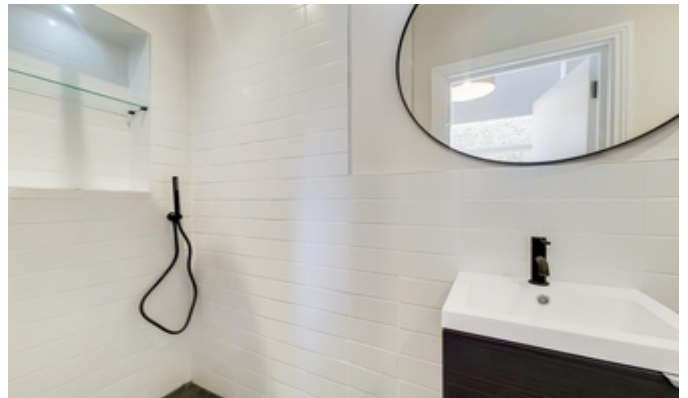
Bedroom



Bedroom



Shower Room



Shower Room



Garden



Rear



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

KENNINGTON PARK ROAD KENNINGTON



Exterior



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

KENNINGTON PARK 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.



KENNINGTON PARK ROAD KENNINGTON



A stunning period conversion apartment, benefitting from its own extensive private landscaped garden, offered chain free. Located only minutes to Kennington Tube (Northern Line) and Kennington Park.

Located on the raised ground floor, this apartment boasts original wood floors, high ceilings and lovely sash windows throughout.

The large open plan kitchen and reception room features curved arches in its walls and overlooks the garden. The kitchen has been fully fitted with high spec integrated appliances and glossy white cupboards, with a contrasting muted green backsplash. There is also built in storage.

The light and airy bedroom looks onto the picturesque front landscaped garden. The brand new contemporary three piece wet room is complete with white metro tiles, stylish black fittings and a walk in shower.

The large, stunning private garden is found to the rear of the property.

Kennington Station (Northern Line) is excellently situated 2 minutes from the apartment, with Elephant & Castle Station (Northern and Bakerloo Lines, Southeastern Rail and Thameslink) just over a 10 minute walk away. Fuss free connections to both the City and Central London are possible via these stations. Local attractions include Kennington Park and the iconic Oval Cricket Ground, both making terrific days out.

This is sure to be a high in demand property!

Tenure Details

Tenure - Leasehold

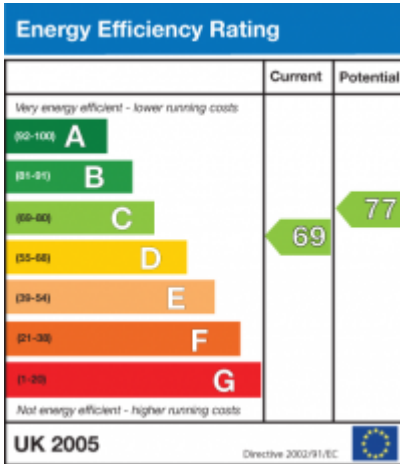
Lease Length - 125 years

Service Charges - £1500 per year

Ground Rent - £350 per year

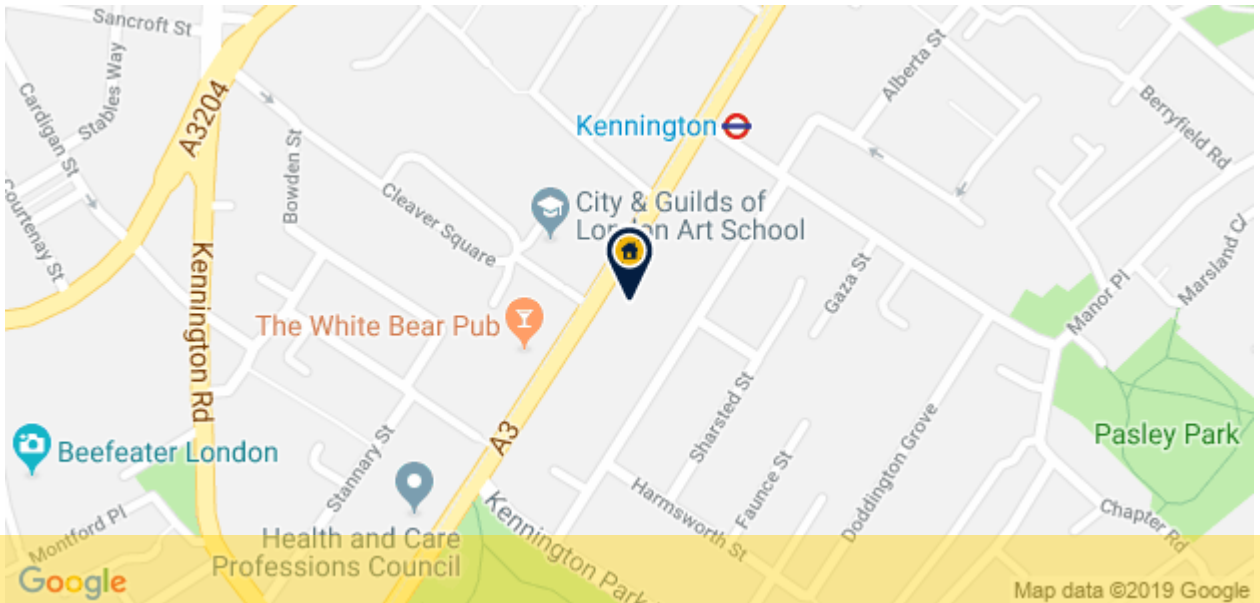


KENNINGTON PARK ROAD KENNINGTON





KENNINGTON PARK ROAD KENNINGTON



CALL 020 7820 4100

REF: 2824642

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 2824642

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.