



Kennington / Oval Sales, 12 Clapham Road, London SW9 0JG
T 020 7820 4100 E ovalsales@ludlowthompson.com W www.ludlowthompson.com

GILBERT ROAD KENNINGTON



SOLD

REF: 2956580

3 Bed, Terraced House, Private Garden, 1 Secured Parking Space

Zone 1 - Excellent Transport links - Two Bathrooms - Chain Free - Underground Allocated Parking - South-facing Garden

Stunning terraced house in a sought after area of Kennington, Zone 1, with no onward chain. This stunning and bright property is in excellent decorative order and is a blank canvass for the new owners. It comprises: a fitted modern kitchen with room to dine; a wet room with shower and WC; spacious reception room with Bamboo flooring and access to the rear; 3 bedrooms, the main has triple fitted wardrobes; fully tiled bathroom with a double width sink. The private garden is neatly kept with p... [continued below](#)

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

Local Authority/Council Tax - Lambeth

Tenure - Share of Freehold

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Garden



Reception



Reception



Garden



Reception



Dining



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Reception



Kitchen



Kitchen



Main Bedroom



Main Bedroom



Bathroom



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Bedroom 3



Bedroom 2



Bedroom 3



Wet Room



Garage



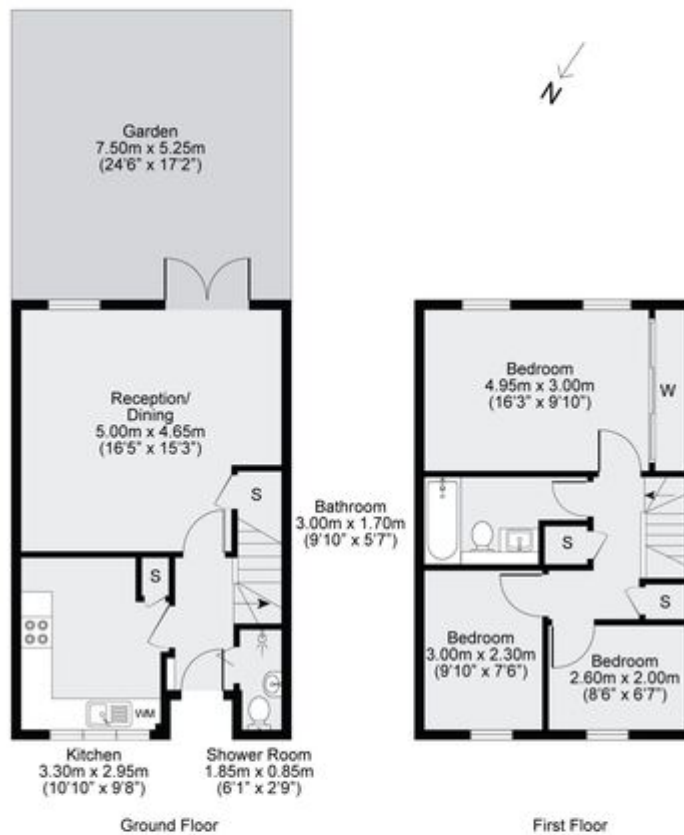
Exterior



GILBERT ROAD KENNINGTON



Gilbert Road, London, SE11 GROSS INTERNAL AREA
76.3sqm / 821.3sqft



GROSS INTERNAL AREA
76.3sqm / 821.3sqft

TOTAL STORAGE SPACE
4.8sqm / 51.6sqft

EXTERNAL STRUCTURAL FEATURES
39.0sqm / 419.8sqft

REFLECTED-FLOOR HEIGHT
0.0sqm / 0.0sqft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

**Maison
VUE**

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 private garden is neatly kept with plenty of space for a shed, dining, barbecuing and for children and pets to play - some neighbours have even added a home office or summer house. It is south-facing so you will enjoy all-day sun and you can even hear Big Ben's chimes. It also has secure rear gate and boasts Delabole Slate from Cornwall.

Throughout there are double glazed wood sash windows and good storage (under stairs, boarded loft, airing cupboard, large 1st floor cupboard).

An ideal central location, with a enjoyable walk to central, yet there it is peaceful with a great residential feel. It is in a 20 mile an hour zone with no access through for one side and its within the ULEZ and congestion zone (residents 90% discount). The house has an allocated underground parking space accessible via the rear garden gate, and there is a visitor space.

There is a share of freehold with a 999 year lease with tenant managed residents. This helps manage the parking and street with a small contribution of £500 per year.

It is extremely easy to walk or cycle to many central locations, or you can reach the tube in a few minutes at includes Kennington (Northern line) or Elephant and Castle (Bakerloo/Northern Line/Rail/Thameslink), and there are many local buses. Close by is also Waterloo mainline & underground (Northern, Bakerloo, Jubilee and Waterloo & City lines), Westminster, and Southbank. Waterloo station is also the central London terminus for South West trains, providing services to Surrey, Hampshire, Dorset and parts of Berkshire.

Tenure Details

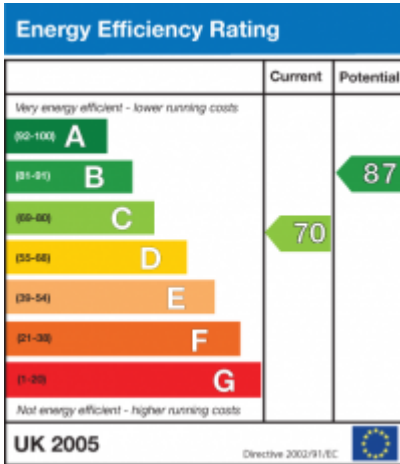
Tenure - Share of Freehold

Lease Length - 960 years

Service Charges - £500 per year



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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 2956580

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.