



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

PEACOCK STREET KENNINGTON



SOLD

REF: 299164

1 Bed, Purpose Built Apartment, Private Terrace, Permit Parking

Pullens Building - Private Roof Terrace - Chain Free - Low Service costs - Second Floor - Nearly 550 sq ft

A second floor purpose built period apartment (c.1886 - 1905), the estate is considered to be of architectural and historic interest. Offered chain free and boasting a large private roof terrace with views toward the Strata Building. The flat has lots of character with real wood flooring and wood surround sash windows. The large one bedroom flat comprises; front lounge; dining room; galley kitchen; bathroom; king size bedroom. The layout means it leads itself to use as a two bedroom flat. Con... [continued below](#)

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

Local Authority/Council Tax - Southwark

Tenure - Leasehold

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Reception



Bedroom



Dining Room



Kitchen



Bathroom

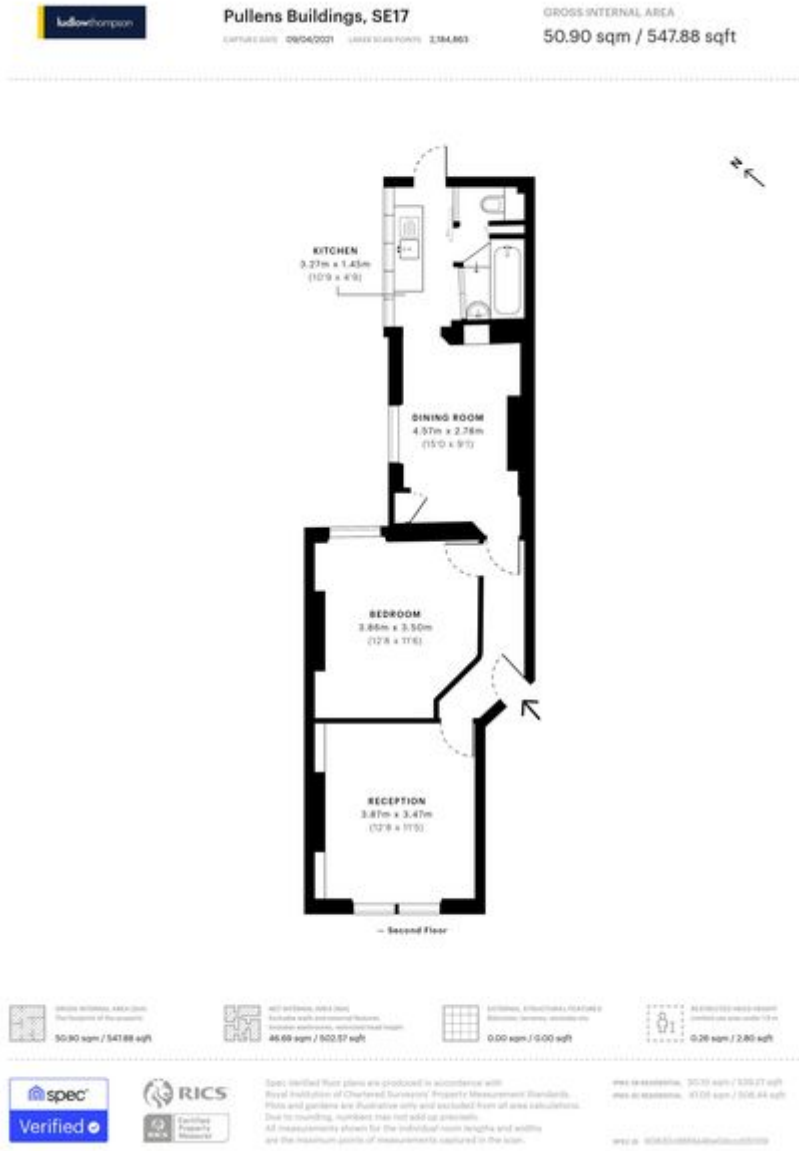


Private Roof Terrace



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



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The large one bedroom flat comprises; front lounge; dining room; galley kitchen; bathroom; king size bedroom. The layout means it leads itself to use as a two bedroom flat.

Conveniently located only 7 minutes walk to both Kennington tube (Northern Line) and Elephant and Castle stations (rail, Thameslink, Northern and Victoria)

Reception

Bedroom

Dining Room

Kitchen

Bathroom

Private Roof Terrace

Tenure Details

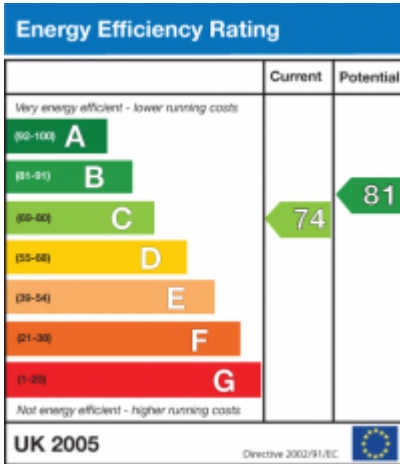
Tenure - Leasehold

Lease Length - 104 years

Service Charges - £670 per year

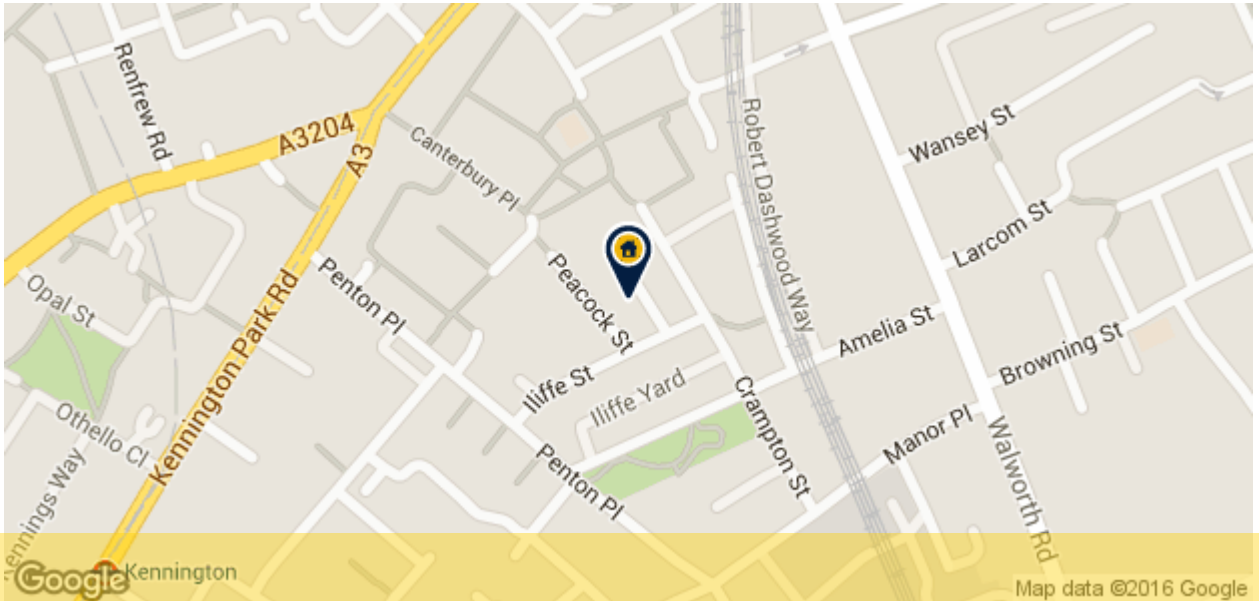


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CALL 020 7820 4100

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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 299164

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.