



**Kennington / Oval Sales**, 4-6 Clapham Road, London SW9 0JG  
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## OPAL STREET KENNINGTON



**SOLD**

**REF: 443860**

### **3 Bed, Purpose Built Apartment, Private Balcony & Communal Garden, Off Street Parking**

4 Minutes to Kennington Tube - Two-Storey - 7 Minutes to Elephant & Castle Tube - Chain Free - Double Glazed - Large Lounge

An amazing, spacious, three bedroom, two-storey apartment! Located 5 minutes from Kennington tube and presented to the market chain free! The ground floor contains; a modern kitchen, fitted with sleek wood cupboards and mod con; a large reception with space to dine; a private balcony with a garden view. On the first floor you find three bedrooms and a bathroom / WC. The property is spacious and bright and gets flooded with sunlight, through large, double glazed windows. Conveniently located m... **continued below**

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

**Local Authority/Council Tax** - Lambeth

**Tenure** - Leasehold

**ludlowthompson**



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# OPAL STREET KENNINGTON



Reception / Dining



Balcony



Balcony



Kitchen



Main Bedroom



Main Bedroom



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Bedroom 2



Bedroom 3



Bathroom



Exterior



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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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Conveniently located moments away from Kennington tube (Northern) and Elephant & Castle Underground and Train stations (Bakerloo / Northern underground - Thameslink / Southeastern Railway). The area is rich in bus links and amenities, including pubs, bards, eateries and shops.

Nearby are also Cinema Museum, Kennington Park, Lambeth Walk Open Space, and Geraldine Mary Harmsworth Park

### Tenure Details

Tenure - Leasehold

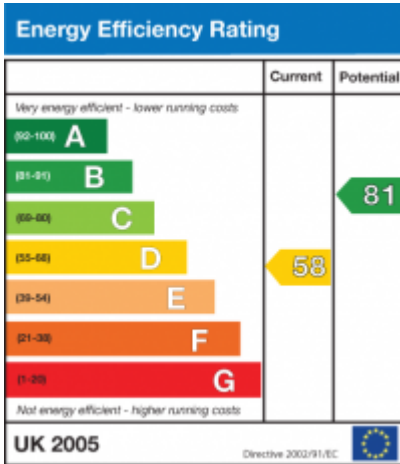
Lease Length - 92 years

Service Charges - £1600 per year

Ground Rent - £10 per year



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**CALL 020 7820 4100**

**REF: 443860**

**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 443860**

**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.