



Kennington Lane, Vauxhall **SE11**



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This fabulous lateral apartment offers open plan living and a lovely finish throughout. The apartment comprises an open-plan kitchen reception room which provides access to a balcony with views of The Shard, there are two double bedrooms, one of which has an ensuite bathroom, and there is a separate shower room. Residents of the development benefit from a 24 hour concierge and enjoy access to a gym, swimming pool, cinema room and roof gardens.

Please note that we have been unable to confirm the amount or date of the next review for the ground rent. You should ensure that you or your advisors make your own enquiries.



Guide price: £750,000

Tenure: Leasehold: approximately 997 years remaining

Service charge: £3,594.32 per annum, reviewed yearly, next review due 2023

Local authority: London Borough of Lambeth

Council tax band: F





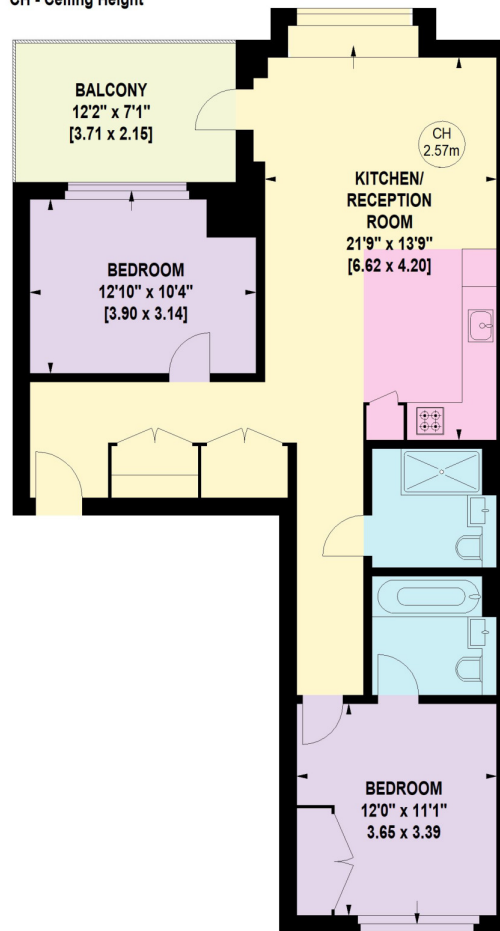
Location

Kennington Lane is conveniently located within walking distance of the Overground and Victoria lines at Vauxhall station, and the Northern line at Oval and Kennington stations. The property also benefits from being close to the green spaces of Kennington Park and Vauxhall Pleasure Gardens, along with The Oval cricket ground. There are plenty of grocery shops, cafes and pubs on the doorstep to choose from and even a Saturday farmers market at St Mark's Churchyard.





Key :
CH - Ceiling Height



Kennington Lane, SE11
Approximate Gross Internal Area : **78.22 Sq. metres**
842 Sq. feet

SECOND FLOOR

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2023. Photographs and videos dated December 2023.

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