



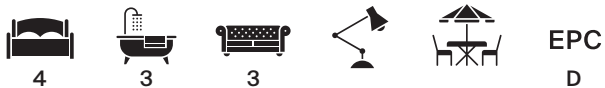
Kennington Road, Kennington, London **SE11**



Kennington Road, London **SE11**

This spacious and highly flexible Georgian home has been the subject of a thorough refurbishment programme. Over five versatile floors with the added benefit of a rear garage and a self-contained studio annexe above.

The current configuration of this characterful property is laid out as follows: Lower ground floor comprising a reception space that leads through to a cloakroom/utility and, dependent on your needs, a fifth bedroom or home office. The ground floor offers a high specification, bespoke Smallbone kitchen with ample fitted cabinets and integrated appliances to the rear of the home that overlooks the private, walled garden.



Guide price: £2,100,000

Tenure: Available freehold

Local authority: London Borough of Lambeth

Council tax band: D

Elsewhere, there is a separate dining room, and to the front of the property a spectacular reception space with underfloor heating where the Westerly aspect, high ceilings, and glass skylights ensure this space is flooded with natural light.

The first floor is again highly flexible and can serve as two good-sized double bedrooms, or as is currently, the larger room to the front of the property makes a fabulous extra reception room. A generous bedroom featuring fitted wardrobes and a sleek five-piece en suite bathroom is found on the second floor, whilst the top floor is an impressive principal bedroom with an open vaulted ceiling with exposed beams and a further en suite bathroom.

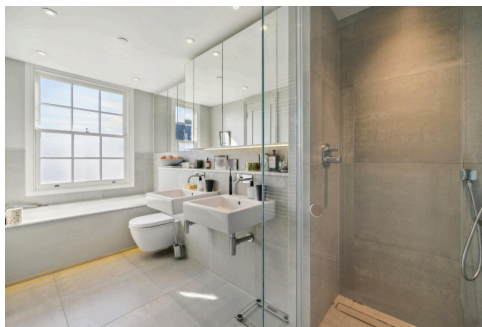
To the rear of the garden is the garage, which is rare for this location and found above is a self-contained studio annexe currently rented out and has its own terrace.

The property is ideally located moments from the Northern Line at Kennington Station (0.4 miles). Elephant & Castle stations are only a little further afield, providing access to the Northern and Bakerloo Lines, plus overground services to Blackfriars, West London, and South London. Residents also have access to several bus services that provide transport across London and has easy access to Westminster and the City.

As an area, Kennington has grown in popularity over the last ten years due to its central location, green spaces, charming architecture, and affordability. There is an array of contemporary restaurants, caf  s, art galleries, and pubs spread throughout the local area. Buildings such as Lambeth Palace and the Imperial War Museum are close by, offering locals and visitors an insight into Britain's heritage.







A beautiful and spacious period family home with a separate annex and garage.

Kennington Road, London , SE11

Approximate Gross Internal Area = 2500 sq ft / 232.3 sq m

(Excluding Void / Reduced headroom)

Annexe = 697 sq ft / 64.8 sq m

Reduced Headroom = 68 sq ft / 6.3 sq m

Total = 3265 sq ft / 303.4 sq m

External Area = 358 sq ft / 33.3 sq m



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 September 2023. Photographs and videos dated September 2023.

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