



barnard marcus

Kennington Lane, LONDON SE11

welcome to

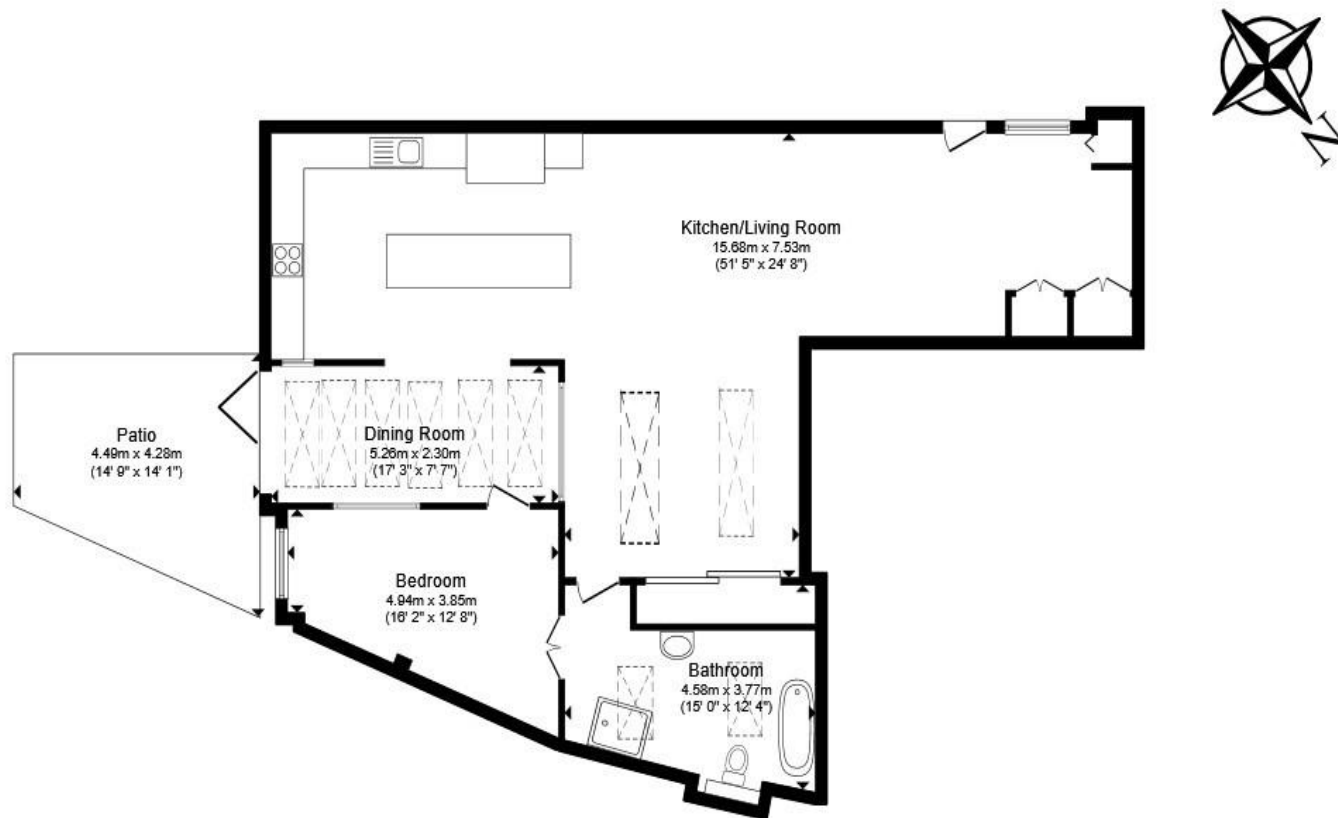
Kennington Lane, LONDON

Conveniently situated, exceptionally spacious two double bedroom period conversion flat. Originally a farriers' forge and foundry, this historic ground floor flat offers true lateral living with a huge open-plan living space and a secluded private rear garden perfect for entertaining. This substantial apartment provides over 1200 sq. ft of accommodation and benefits from many original character and architectural features with the bonus of a modern smart home system. An enormous recently renovated bathroom features a true wet-room with both rain-shower, and period cast-iron bath. There is also secure off-street parking to the front. The property is situated just moments from Kennington tube station (Northern Line) and good bus links to the City and the West End, local shops and supermarkets. There is also good proximity to 3 major hospitals, clinics and gyms.

The property is currently arranged as one generous principal bedroom together with a substantial open-plan workspace incorporating a high-quality Murphy bed, creating a flexible guest bedroom when required. For a more traditional layout, the workspace could be enclosed to create a separate second double bedroom with minimal alteration.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Ground Floor

Total floor area 117.4 m² (1,264 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Kennington Lane, LONDON

- Two Double Bedrooms
- Ground Floor
- Private Rear Garden
- No Onward Chain
- Off Street Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1997.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

offers in excess of

£900,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT111248



Property Ref:
KGT111248 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 7735 0922



Kennington@barnardmarcus.co.uk



315 Kennington Road, Kennington, LONDON,
SE11 4QE



barnardmarcus.co.uk