



barnard marcus

**Kennington Lane, LONDON SE11**

  
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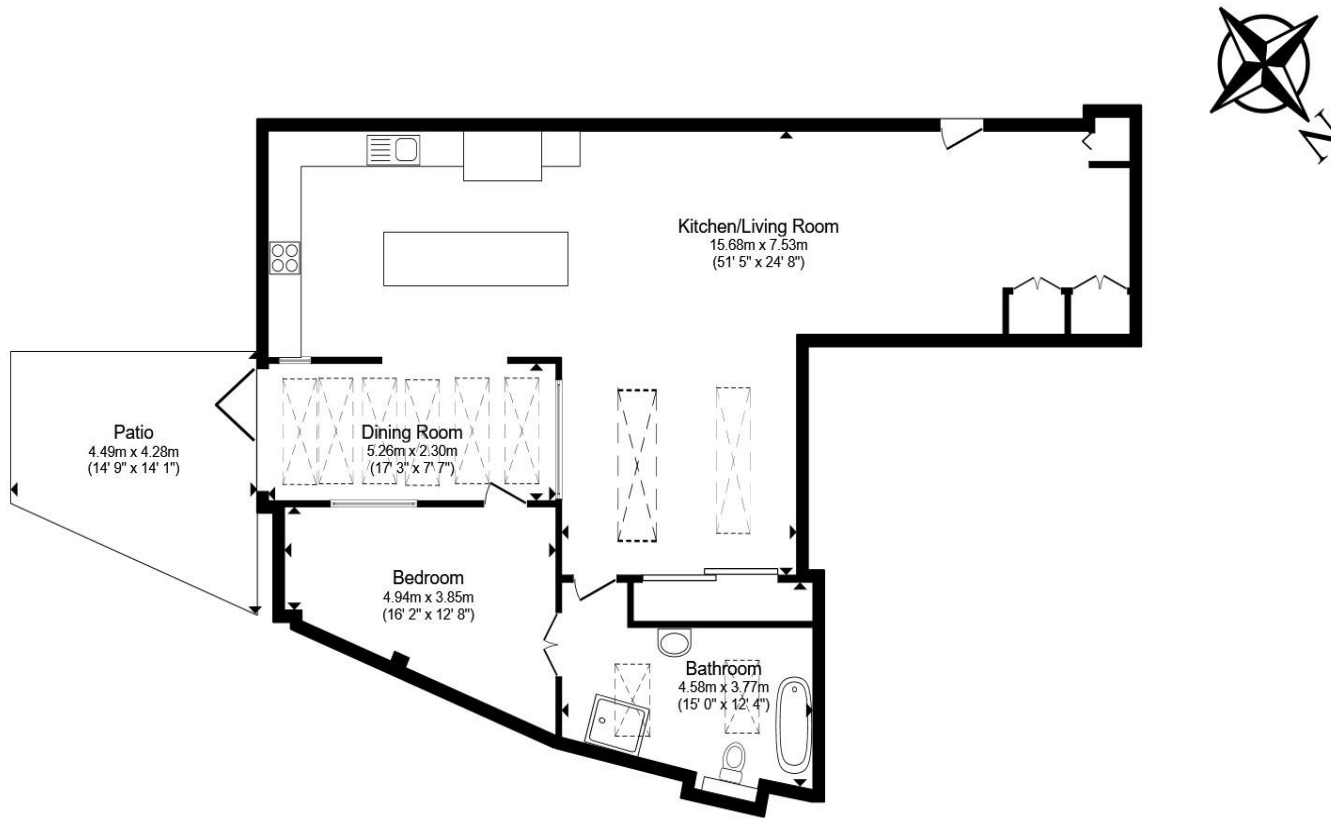
## **Kennington Lane, LONDON**

Ideal for home-working professionals and creatives, privacy and quiet are the hallmarks of this 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 perfect for entertaining. This substantial apartment provides over 1200 sq. ft of accommodation and benefits from many original character and architectural features. There is secure off-street parking to the front and the benefits of no onward chain or service charges on the 970-year remaining leasehold tenancy. The property is situated in highly sought after Kennington, just moments from Kennington tube station (Northern Line) and good bus links to the City and the West End, local shops and supermarkets and a variety of bus routes. There is also good proximity to 3 major hospitals, clinics and gyms.

This is well thought-out accommodation with its own front door, two bedrooms, a huge light-filled open plan chef's kitchen/living/dining space, garden room, bathroom and private rear garden laid to patio. An enormous recently renovated bathroom features a true wet-room with both rain-shower, and period cast-iron bath. It also features a fully integrated smart home system with Ring doorbell, alarm system, smart lighting and motion sensors/cameras through, and a presence-aware smart heating system which controls a network of cast-iron period radiators.

Internal viewings are essential to fully appreciate this special property.





## Ground Floor

Total floor area 117.4 m<sup>2</sup> (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](http://www.propertybox.io)

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## 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](https://www.barnardmarcus.co.uk/Property/KGT111248)



Property Ref:  
KGT111248 - 0006

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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.



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