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EXCEPTIONAL AND CHARMING PERIOD HOUSE, SET OVER 4 FLOORS AND RECENTLY REFURBISHED.

KENNINGTON ROAD, LAMBETH, LONDON, SE11 6SF

Unfurnished, £760 pw (£3,293.33 pcm) + fees and other charges apply.*

Available 13th September

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• 3 Bedrooms • 3 Bathrooms • Double Reception

- Beautifully refurbished family house
- Double reception room and further dining room
 - Eat-in contemporary kitchen
- Private garden (rear) and patio (front)
 - 1,764 sq ft internal space

- **EPC = D**
- **Council Tax = G**

Situation

Kennington Road is immediately to the south of the Imperial War Museum and Waterloo, to the east of Westminster and north of Kennington. It is a green and peaceful residential area with many beautiful period houses and streets, well served by a superb array of vibrant shops, cafés and pubs including the award winning Three Stags gastro pub and Lobster Pot French restaurant.

Local points of interest include, the UK's largest cinema screen at the BFI IMAX, London's Southbank, Royal Festival Hall, Hayward Gallery, National Theatre, Young and Old Vic Theatres, the Garden Museum and London Eye. However, the unexpected discovery about this location is the ease with which one can access central London. For motorists the area benefits from a rarer 90% discount to the London congestion charge scheme.

Local transport connections include:

Bakerloo Line, Lambeth North: (approx) 0.4 miles.
Northern & Waterloo Lines, Waterloo: (approx) 0.8 miles.
Northern Line (Elephant & Castle): (approx) 0.4 miles

Description

This charming period house is undergoing and exacting full refurbishment and is now an exceptional, contemporary family home and is nearing completion. The work that has been completed cleverly fuses the beautiful period features with modern, stylish fixtures and fittings.

At over 1,760 sq ft, the generous space is well proportioned with excellent family living and entertaining spaces.

The property comprises: 3 bedrooms (2 double, 1 single), 2 bathrooms, 1 guest WC, 1 double reception room, eat-in kitchen, 1 cellar, patio and private lawn garden.

Energy Performance


A copy of the full Energy Performance Certificate is available on request.

Viewing

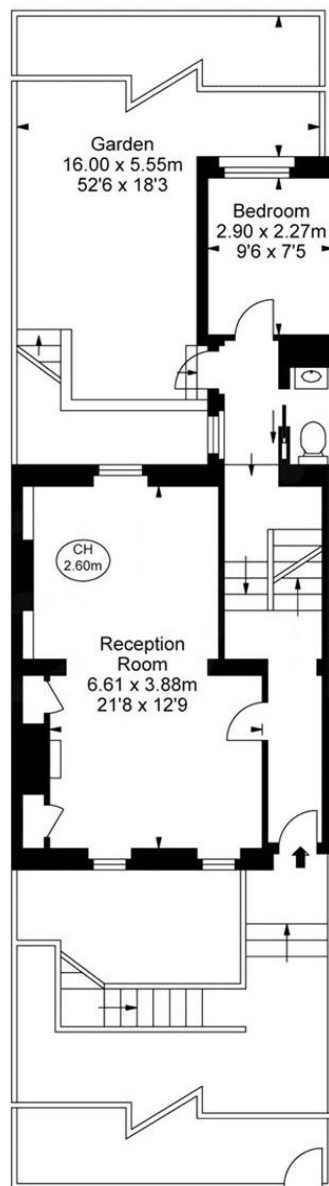
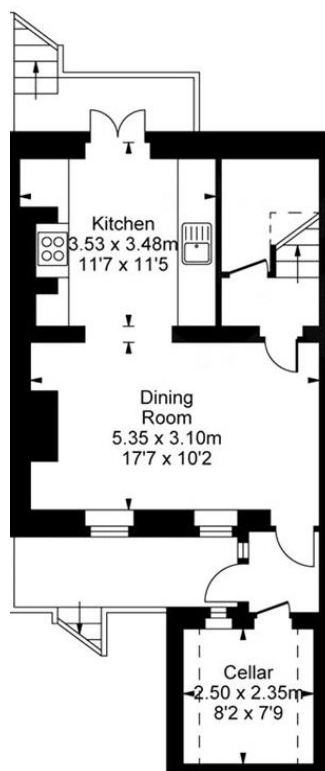
Strictly by appointment with Savills.



Kennington Road, SE11
Approximate Gross Internal Area
163.91 sq m / 1,764 sq ft

(Including restricted height
under 1.5m )

(CH = Ceiling Heights)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190819BEBY

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