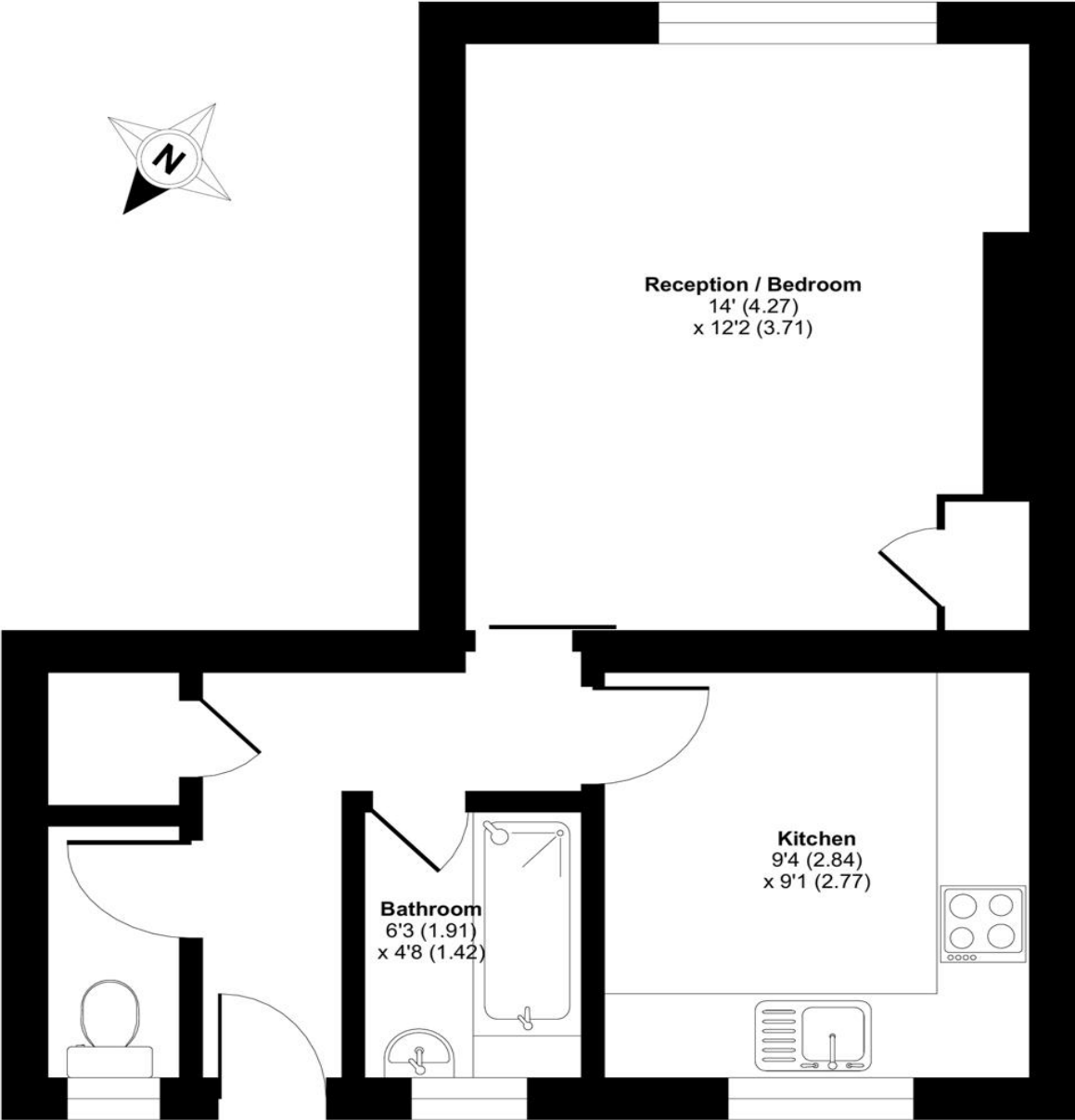


Kinglake Estate, London, SE17

Approximate Area = 387 sq ft / 35.9 sq m
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. This floor plan is for illustrative purposes only. All dimensions are approximate and subject to change. Actual layout, features and specifications may vary. Please verify independently before making decisions. Produced for Acorn Group. REF: 1471619

We endeavour to check the accuracy of these sales particulars, but can offer no guarantee. We therefore must advise that any prospective purchaser employ their own independent experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested or checked.



Kennington
kennington@acorngroup.co.uk / 020 7820 6090
325 Kennington Road, Kennington SE11 4QE

Offers Over £240,000 Leasehold
Kinglake Estate, London, SE17

1 0 1



Smart Studio

Approx. 387 sq. ft (35.9 sq. m).

Large 14'4 Reception/Bedroom.

Separate Fitted Kitchen.

Well-Proportioned Layout.

Bright and Airy Throughout.

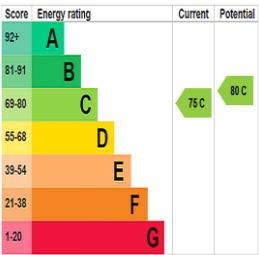
Secure Purpose-Built Block.

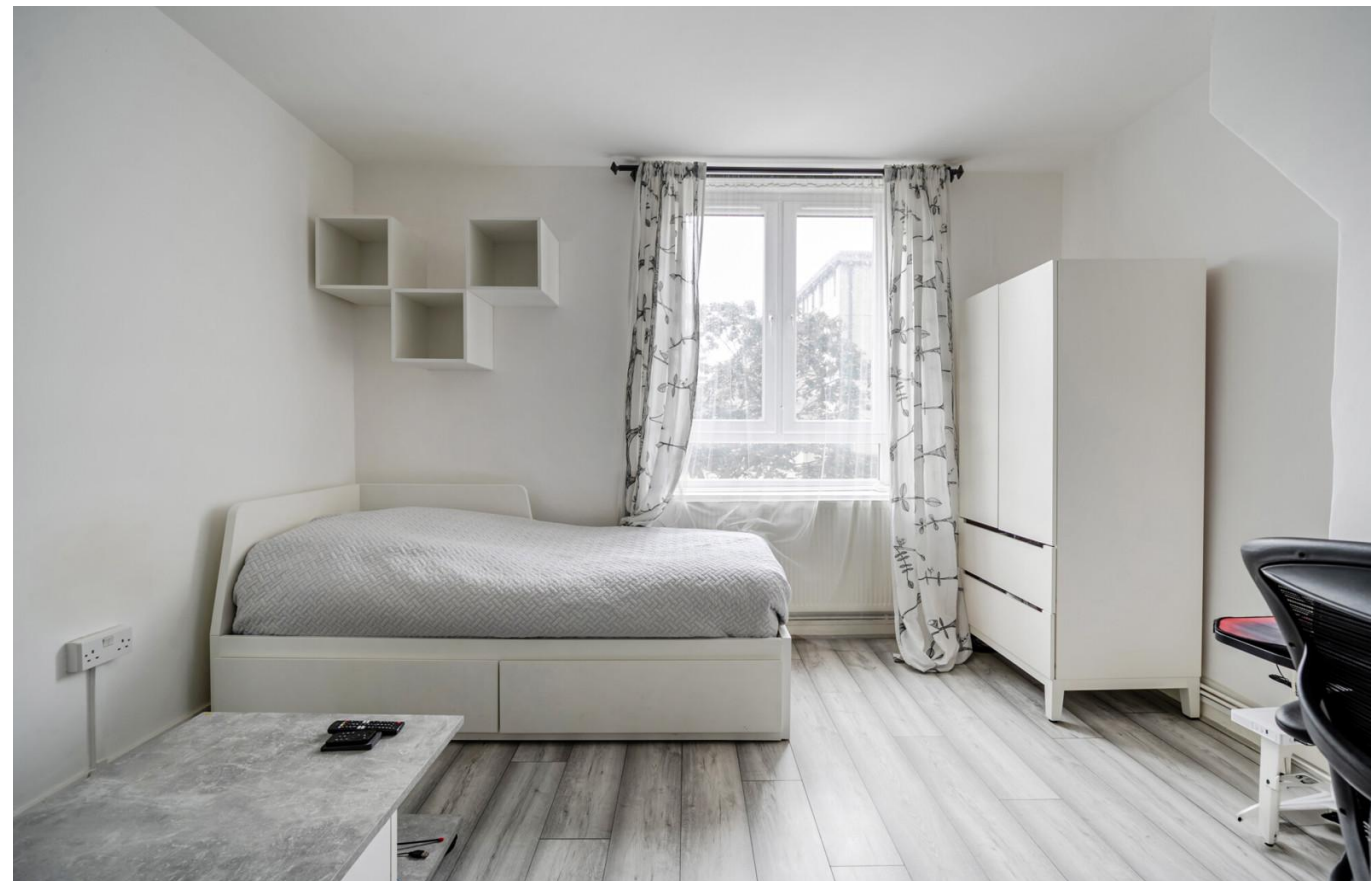
Ideal First Home or Investment.

No Onward Chain.

View details of this property online by visiting
<https://www.acorngroup.co.uk/KNN260012>

To Book a viewing, call 020 7820 6090





Kinglake Estate, London, SE17

This well-proportioned studio apartment extends to approximately 387 sq. ft, offering significantly more internal space than many comparable properties. Situated within a secure purpose-built development, the apartment benefits from a thoughtfully designed layout that maximises both comfort and functionality.

The accommodation comprises a spacious reception/bedroom measuring over 14 ft in length, providing ample space for distinct living and sleeping areas. A separate fitted kitchen offers excellent practicality, while the bathroom is conveniently positioned off the entrance hall. The well-balanced floor plan creates a natural sense of space and separation rarely found in studio apartments.

The property is flooded with natural light and presents an excellent opportunity for first-time buyers, investors, or those seeking a London pied-à-terre. Its efficient layout and generous room sizes make it a highly versatile home with broad market appeal.

Ideally located within a well-established residential setting, residents benefit from excellent transport connections, local shopping facilities, cafés, and nearby green spaces, providing easy access to both Central London and the surrounding area.

Offered to the market with no onward chain, this spacious studio apartment represents an attractive opportunity in a sought-after London location.

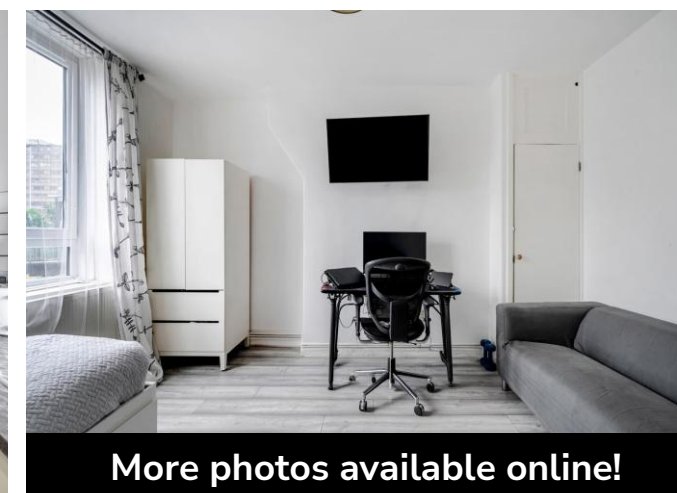
Leasehold: 125 years from and including 19th March 2018 - 116 Years Remaining

Ground Rent: £10 pa

Service Charge: £1,500 pa

Southwark Council - Tax Band: A

Energy Performance Rating: C



More photos available online!



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