Oakden Street, SE11

2 1 2

£725,000 *Leasehold*

A fantastic opportunity to purchase a spacious two-bedroom split level flat in a Victorian conversion on the ever popular and centrally located Oakden Street. EPC rating C

KEY FEATURES

- Excellent permanent home or lockup and leave
- Very spacious over two floors
- Two bathrooms, including an en-suite
- 912 Sq/Ft
- New double glazed wooden sash windows
- Close to green spaces

Kennington

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DESCRIPTION

Entering the property via the raised ground floor, a private staircase ascends to a bright first-floor hallway equipped with deep built-in storage cupboards.

The expansive main bathroom features a full-sized bath and shower above, integrated washbasin, and generous built-in storage.

Positioned on the same landing for added convenience, there is separate W.C. and washbasin.

Continuing up to the stairs to the first floor, the kitchen boasts integrated appliances, an electric hob, abundant cabinetry, and space for a breakfast table.

The impressive reception room is framed by two large, double-glazed sash windows and built-in bookcases, offering a generous footprint that comfortably accommodates a full-sized dining table alongside ample lounge furniture.

On the second floor, you will find two generously sized double bedrooms offering brilliant flexibility and light. The principal bedroom would easily accommodate a king-sized bed, dedicated desk setup, and any needed freestanding storage as well as benefitting from an en-suite shower room.

MATERIAL INFO

Tenure: Leasehold
Term: 125 years from 1 January 1997 (95 years and 3 months)
Service Charge: £1,434 per annum
Ground Rent: £ 150 per annum (subject to increase)
Local Authority: Lambeth
Council Tax Band: B
EPC rating: C

PARKING
Permit available through the council

UTILITIES
Electricity – mains connected
Water – mains connected
Heating – gas central heating
Sewerage – mains
Broadband – Ultrafast

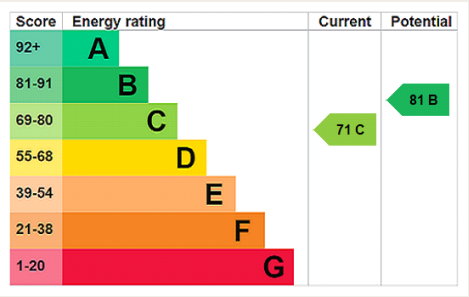
LOCATION

Oakden Street is a popular and secluded street in the desirable Walcot Square conservation area, behind St Mary's Gardens and just off Kennington Road. The property benefits from the local amenities that Kennington has to offer and is only a short walk to Waterloo and South Bank. It is also within in the Walcot Square Conservation area.

DIRECTIONS

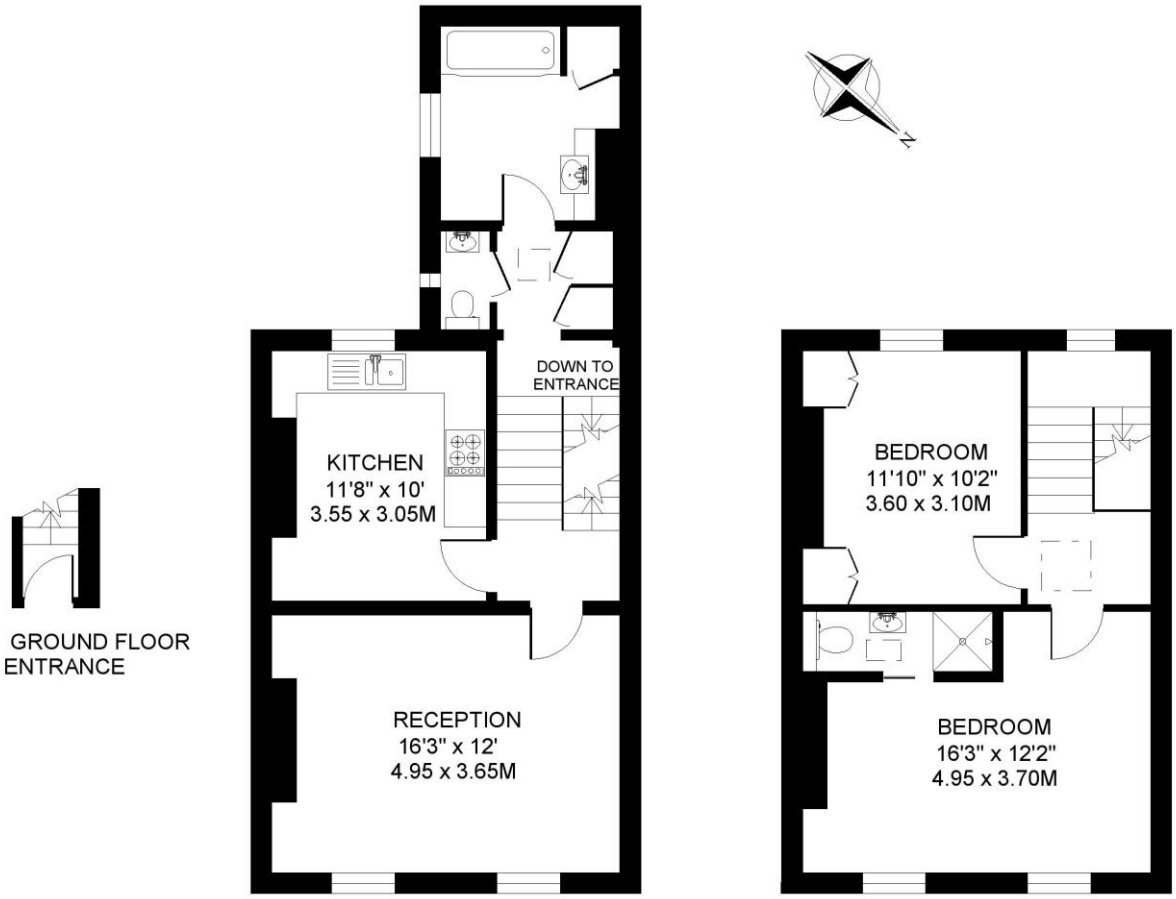
Kennington Underground Station (Northern Line) is approximately 0.5 miles away. Lambeth North (Bakerloo Line) is also 0.5 miles away. The area is well served by a frequent bus service into Central London.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



OAKDEN STREET. SE11
2 BEDROOM FLAT

Approximate gross floor area
912 SQ.FT / 84.7 SQ.M.



FIRST FLOOR 518 SQ.FT.

SECOND FLOOR 394 SQ.FT.

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