



## Courtenay Street, Kennington, SE11

£925,000 Freehold

Winkworth are proud to offer a charming and well-presented Grade II listed two bedroom house situated on the Duchy of Cornwall estate, built circa 1913 in the heart of Kennington with spacious south-west facing garden. EPC Rating E.

## LOCATION

Courtenay Street is situated just off Courtenay Square which is a charming square off Kennington Lane. A great selection of good local restaurants, bars and shops can be found close by at Kennington Cross.

## DESCRIPTION

You enter the house, and you are immediately greeted by an entrance corridor which leads out to the double reception room and kitchen with views of the rear garden behind. Beneath the stairs, you will find useful under-stair storage.

The reception room benefits from solid wooden flooring throughout, charming bookshelves and a period fireplace located towards the front, making for wonderful features. The room is filled with natural light with ornate sash windows to the front and rear, providing a dual aspect and beautiful views out onto the sizeable garden and square.

The wonderful kitchen located to the rear of the house behind the double reception, is both light and spacious with the dining area founds towards the very rear. The kitchen currently offers washing machine, sink, gas hob with space for fridge/freezer, oven, dishwasher and microwave.

Accessed through the kitchen, the south-west facing garden is a fantastic, paved space with mature flower beds to the sides and rear and is perfect for alfresco dining on those long summer evenings whilst not being overlooked.

The main bedroom upstairs, is a good size allowing for more than sufficient space for a king size bed and includes ample built-in wardrobes whilst still offering space for free-standing added furniture. The bedroom benefits from a beautiful outlook on to the quiet Courtenay Square below.

Next-door to the main bedroom, you will find a smaller second bedroom allowing for double bed and free-standing furniture with a built-in cupboard and views of the rear garden.

Finally, the bathroom is wonderfully large and includes bath with overhead rainfall shower, W.C, sink and an abundance of space for shelving and storage.

## LOCAL AUTHORITY


Lambeth Council, London  
Council Tax Band F

## TENURE

Freehold

## DIRECTIONS

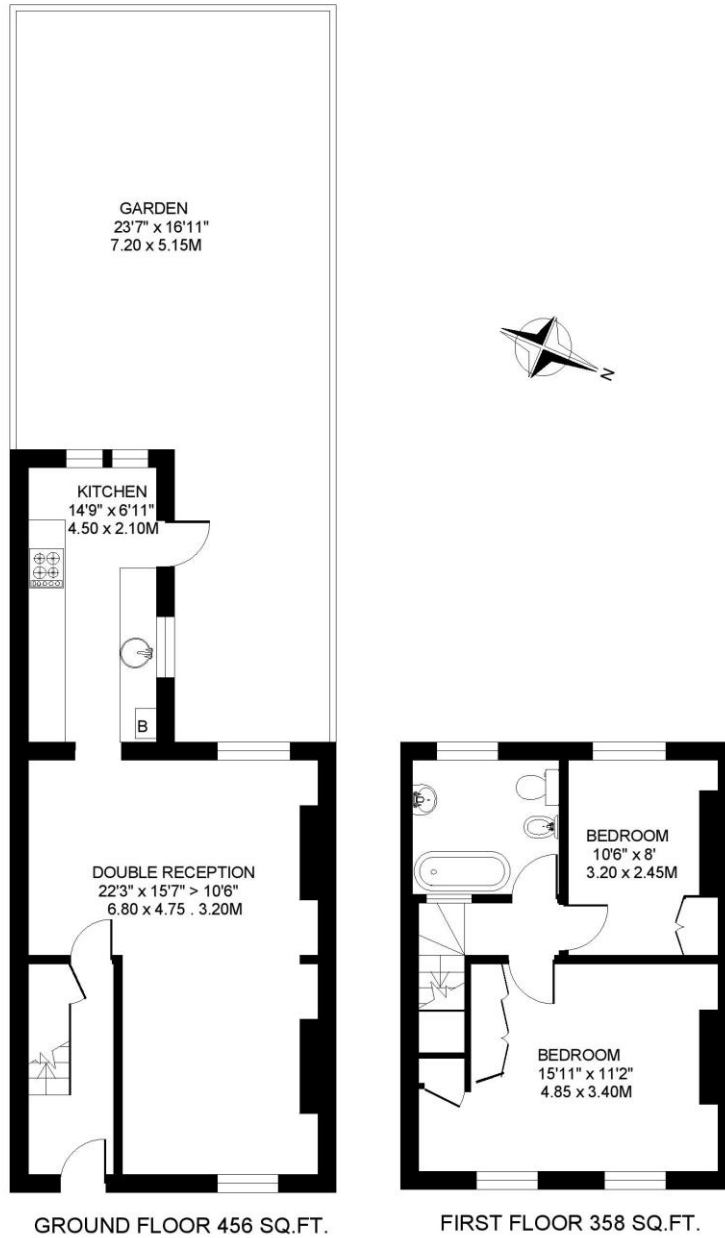
Kennington Underground (Northern Line) is approximately 0.5 mile away. Vauxhall Station (Victoria Line and Train Station) is just over half a mile away.

| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92+)  | <b>A</b>                   |   |
| (81-91)  | <b>B</b>                   |   |
| (69-80)  | <b>C</b>                   | <b>77</b>   |
| (55-68)  | <b>D</b>                   |   |
| (39-54)  | <b>E</b>                   | <b>44</b>   |
| (21-38)  | <b>F</b>                   |   |
| (1-20)   | <b>G</b>                   |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| England, Scotland & Wales                          | EU Directive<br>2002/91/EC |  |



COURTENAY STREET, SE11  
2 BEDROOM HOUSE

Approximate gross floor area  
814 SQ.FT / 75.6 SQ.M.



*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

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