

## Imperial Court, Kennington Lane, Kennington, London, SE11

£425,000 Leasehold

Winkworth proudly present this bright and well decorated one bedroom flat, set on the first floor of an impressive development; with access to a gym and a lovely communal square. EPC Rating C.

**Winkworth**

## LOCATION

Imperial Court, built in 1836, was once the headquarters of the Navy, Army & Air Force Institute (NAAFI). The building is set behind secure electric gates and situated opposite the junction of Courtenay Street.

## DESCRIPTION

The flat is located on the first floor of one of the most sought-after developments in Kennington. The flat consists of one bedroom, a large reception room overlooking the communal courtyard, a bathroom and a separate kitchen.

The carpeted bedroom benefits from a fitted storage cupboard and space for a double bed. There are also double-glazed windows, which look onto the communal courtyard, offering a charming aspect.

The reception room is a fantastic size, with plenty of room for a sofa, table and chairs, a large TV unit, and a desk. This room also benefits from a long window looking into the courtyard and providing an abundance of light into the room.

The fully fitted kitchen has space for a fridge freezer, an integrated dishwasher, oven and electric hob with an extractor fan above. Lastly the bathroom has a shower over a bath, a sink, W.C. and tiled walls and flooring.

The development benefits from a concierge, gym and sauna. The facilities are in the same part of the building as this flat, which makes it nice and easy to either relax in the sauna or exercise in the gym whenever you want.

## LOCAL AUTHORITY

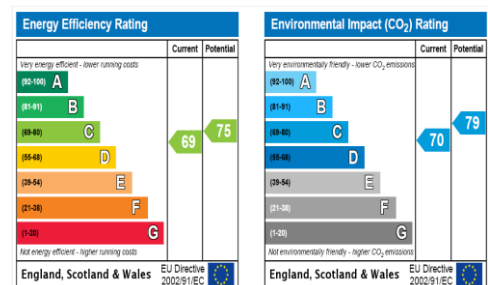
Lambeth

## TENURE

Leasehold - 999 years from 25 Dec 1997

## DIRECTIONS

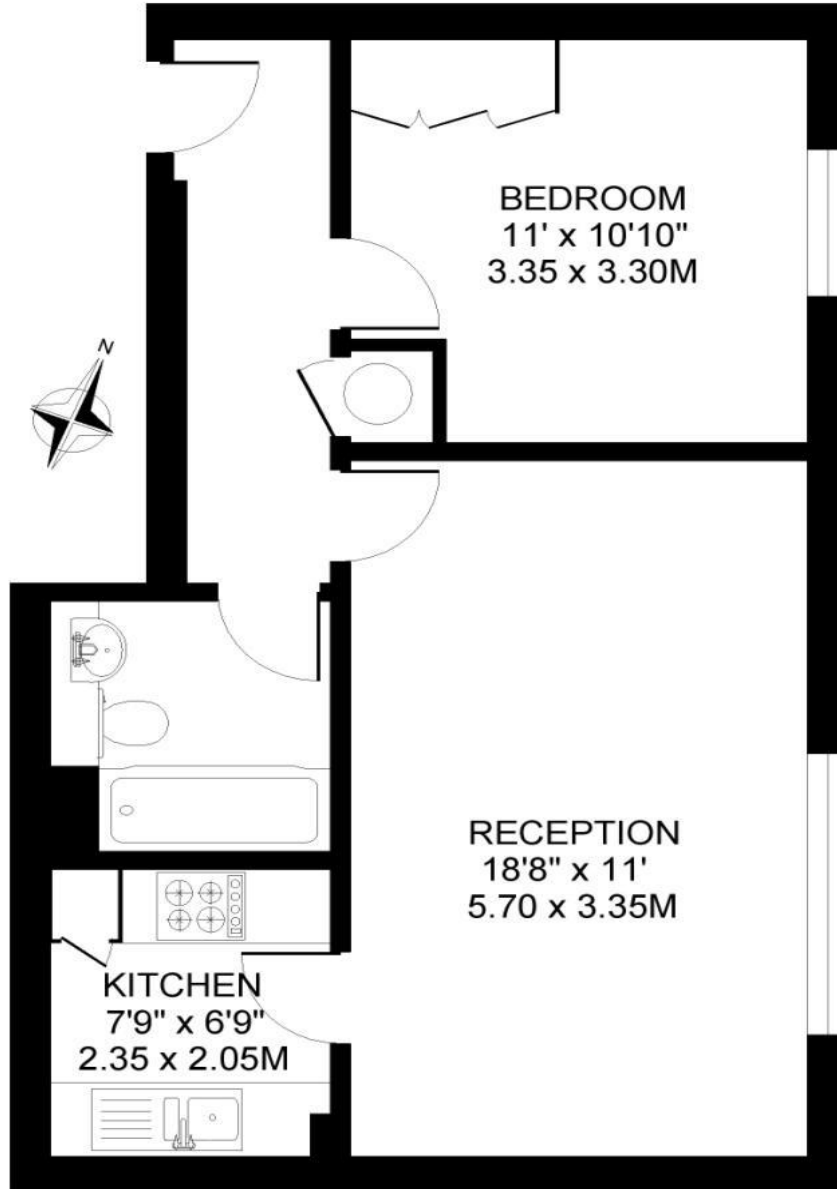
Kennington Underground Station (Northern Line) is only 0.4 miles (660 metres) away. Vauxhall Overground/Underground Stations (Victoria Line) are only 0.41 miles (670 metres) away. The area is also well served by a frequent bus service into Central London.





IMPERIAL COURT. SE11  
1 BEDROOM FLAT

Approximate gross floor area  
498 SQ.FT / 46.2 SQ.M.



TENURE: LEASEHOLD

LOCAL AUTHORITY: LAMBETH

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Floorplan produced for Winkworth by Floorplanners 07801 228850

*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.*

**Kennington** | 020 7587 0600 | [kennington@winkworth.co.uk](mailto:kennington@winkworth.co.uk)