

Dolland House Vauxhall. SE11

£600,000 Leasehold

FOR SALE



Davis & Gibbs

## PROPERTY DESCRIPTION

This exceptional three bedroom ground floor garden apartment, is finished to a high standard and located close to Oval, Vauxhall & Kennington tube stations, and the popular Kennington Park.

The property boasts beautiful engineered oak flooring throughout with under floor heating. You enter into a large entrance hall with numerous rooms off it. The utility room has lots of storage units, built in appliances and is an excellent additional space. The large open plan kitchen and reception room has a sleek fitted kitchen, breakfast bar and the wood floors continue in this well presented social area at nearly 23 feet wide. The double doors open onto this unique and large garden, a major feature of the property. The family bathroom is well presented and has floor to ceiling tiles. The property has three double bedrooms all with large windows. The master bedroom is nearly 23 feet at its widest point and has a large en-suite bathroom with a contemporary finish.

The property is located in a great central location. The abundance of transport links is only beaten by the array of cafes, bars and restaurants. The local café culture and community being a core pull to the area. Kennington Park is popular with young families and professionals alike. This property has been finished to a high standard and must be seen. Please call now to arrange a viewing.

## FEATURES

- Three Bedrooms
- Large Garden
- Chain Free
- Excellent Transport Links
- Kennington Park
- EPC D
- Quality Finish
- Cafe Culture & Community



## ROOM DESCRIPTIONS

### Open Plan Kitchen and Reception

6.91m x 5.84m (22' 8" x 19' 2")

Large open space with sleek fitted kitchen, work tops, breakfast bar, integrated units and stylish tiles. Wood floors with under floor heating and double doors to the large garden.

### Utility Room

3.07m x 2.36m (10' 1" x 7' 9")

Lots of storage and built in appliances. Sink and work top space.

### Master Bedroom

6.91m x 2.64m (22' 8" x 8' 8")

Large double bedroom with wood floors and window. This master bedroom has an en-suite which has floor to ceiling tiles and bath/shower. The bathroom is in keeping with the sleek and contemporary feel of the property.

### Bedroom Two

4.95m x 2.72m (16' 3" x 8' 11")

Large double bedroom with window and lovely wood floors.

### Bedroom Three

3.07m x 2.41m (10' 1" x 7' 11")

Double bedroom with wood floors and window.

### Bathroom

Nicely tiled 3 piece bathroom/shower with contemporary feel. . Window with large mirror.

### Garden

19.96m x 8.15m (65' 6" x 26' 9")

Large wrap around garden with many features and shed.







# FLOORPLAN & EPC

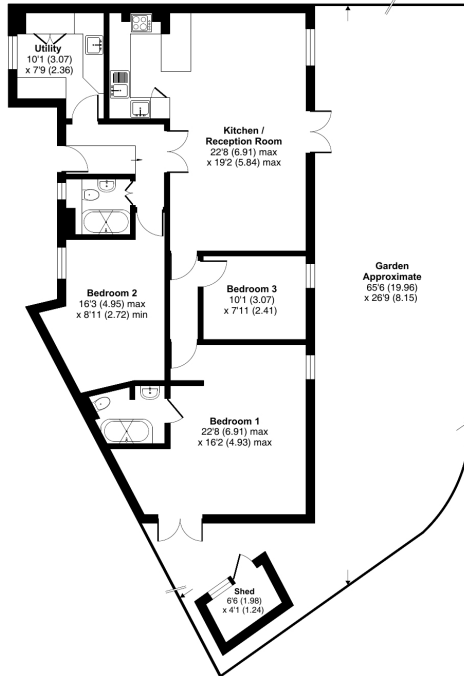
## Newburn Street, London, SE11

Approximate Area = 1079 sq ft / 100 sq m

Outbuilding = 27 sq ft / 3 sq m

Total = 1106 sq ft / 103 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nrbhcom 2022. Produced for Davis & Gibbs. REF: 880374

