



Oakley House, Oakley House, 4 Hotspur Street, London, SE11
£610,000



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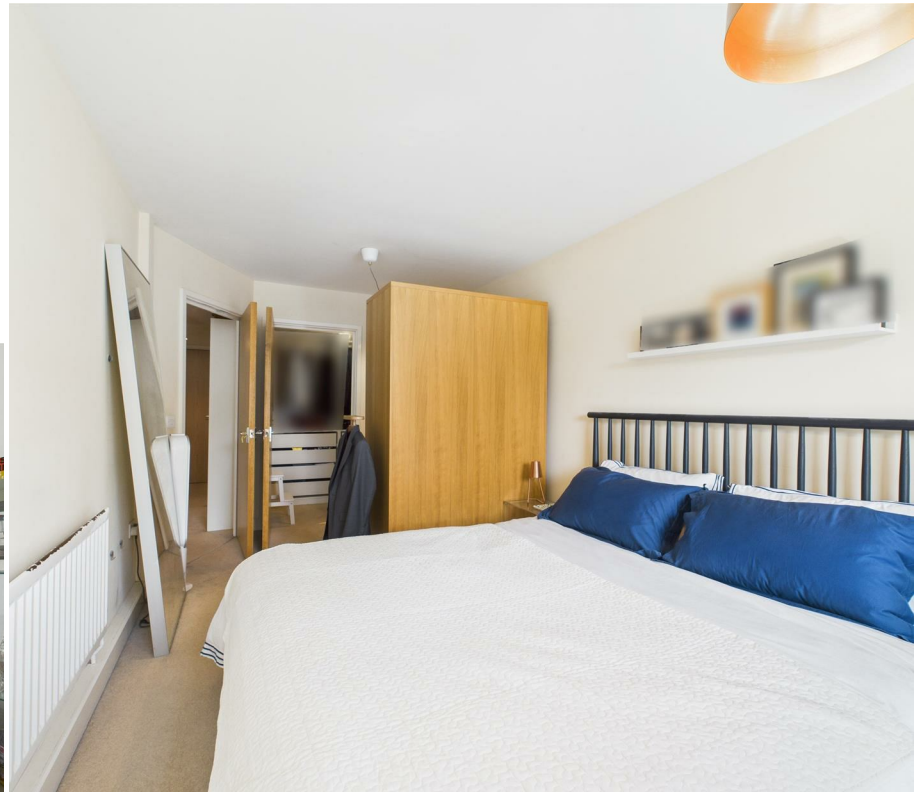
- Two bedrooms
- Private balcony
- Spacious walk-in wardrobe
- Close to Kennington Park, ideal for outdoor activities and relaxation.
- Nearby landmarks include The Oval Cricket Ground and the Imperial War Museum.
- One bathroom
- South east facing
- Allocated parking space equipped with an EV charging point.
- Excellent transport links via Kennington Station (Northern Line) and local bus routes.

Welcome to Oakley House, a modern flat located in Hotspur Street, Kennington. This purpose-built residence, constructed in 2010, offers a delightful blend of comfort and contemporary living. Spanning 727 square feet, the flat features a well-designed layout that maximises space and light.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for both relaxation and entertaining. The property boasts two spacious bedrooms, including a remarkable master suite complete with a walk-in wardrobe, providing ample storage and a touch of luxury. The flat also includes a well-appointed bathroom, ensuring convenience for residents and guests alike.

One of the standout features of this property is its south-east facing private balcony, where you can enjoy the lovely morning sunshine and views, making it an ideal spot for a morning coffee or evening relaxation. Additionally, the flat comes with allocated parking, complete with electric vehicle charging facilities, catering to the needs of modern living.

Situated in a vibrant area of London, Oakley House offers easy access to local amenities, transport links, and green spaces, making it a perfect choice for those seeking a balanced urban lifestyle. This property is not just a home; it is a lifestyle opportunity waiting to be embraced. Don't miss the chance to make this exceptional flat your own.





Directions

The property at Oakley House, Hotspur Street, Kennington, is easily accessible via Kennington Station (Northern Line), just a short walk away. For drivers, it's conveniently located near major routes with allocated parking available on-site. Local bus routes also serve the area, providing excellent connectivity to nearby landmarks and Central London.

Oakley House is situated in the vibrant and historic district of Kennington, part of the London Borough of Lambeth. This area offers a unique blend of urban convenience, cultural heritage, and community charm, making it an ideal location for both families and professionals.

Transport Links

Kennington is exceptionally well-connected:

Tube Stations: Kennington Station (Northern Line) is within walking distance, offering quick access to Central London, the City, and beyond.

Bus Routes: A network of bus routes serves the area, providing convenient links to Waterloo, Westminster, and other key destinations.

Cycling: The area is cyclist-friendly, with dedicated bike lanes and proximity to Santander Cycle docking stations.

Local Amenities

Shopping: Residents have access to a variety of shops, from independent boutiques to larger supermarkets like Tesco and Sainsbury's.

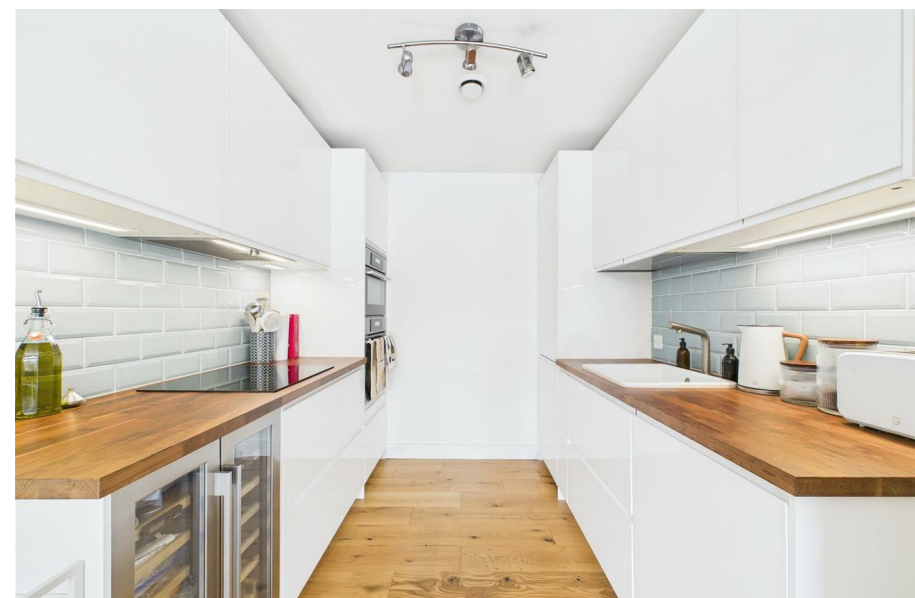
Dining: Kennington boasts a diverse culinary scene, including popular spots like The Tommyfield for British classics and The Lobster Pot for seafood lovers.

Parks and Green Spaces: Kennington Park, a short stroll away, is a local gem with sports facilities, picnic areas, and a café.

Education

The area is home to several highly-rated schools, including:

Council tax: Band E





Floor Plans

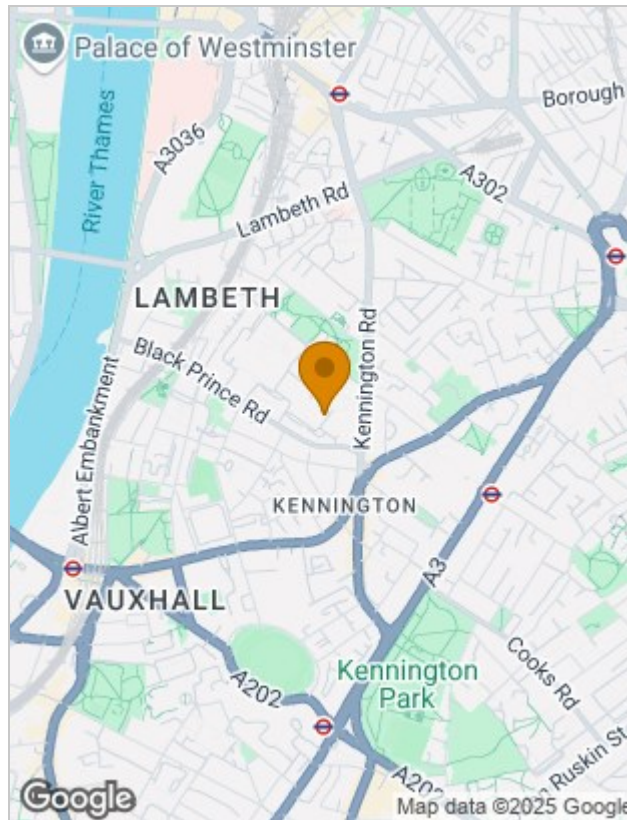


Viewing

Please contact our Lyss Homes Office on 02080 505 452 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		81	8
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	