

## Ellis Terrace, Kennington, SE11

2 bedroom flat - purpose built for sale

£575,000

Leasehold

### Property Details

This luxurious two-bedroom apartment is located in the prestigious St. Agnes development, a peaceful enclave bordered by one of London's historic parks. Spanning over 700 square feet, the property is finished to a high contemporary standard, combining style and comfort. The spacious reception room features South-facing sash windows that flood the space with natural light, complemented by hardwood flooring. It offers ample room for relaxing, dining, and entertaining. The sleek kitchen, equipped with premium appliances, is a delight for culinary enthusiasts. Both double bedrooms are tucked away for privacy and feature plush carpeting for a cosy feel. The principal bedroom includes fitted wardrobes, while the versatile second bedroom can function as a guest room, office, or workout space. A stylish, neutral-toned bathroom with ample storage completes the home. Additional features include underfloor heating and a Mechanical Ventilation with Heat Recovery (MVHR) system, ensuring comfort and energy efficiency throughout the year. This elegant home offers modern living in a tranquil and highly desirable location.

### Features

- Two double bedrooms
- Mock-Georgian development
- Bright and airy
- Over 700 square feet
- Underfloor heating and MVRH system
- Desirable residential enclave bordered by Kennington Park
- Local amenities on the doorstep
- Northern Line a five-minute stroll through the park
- Chain-free

Council tax band E    EPC rating B (88)



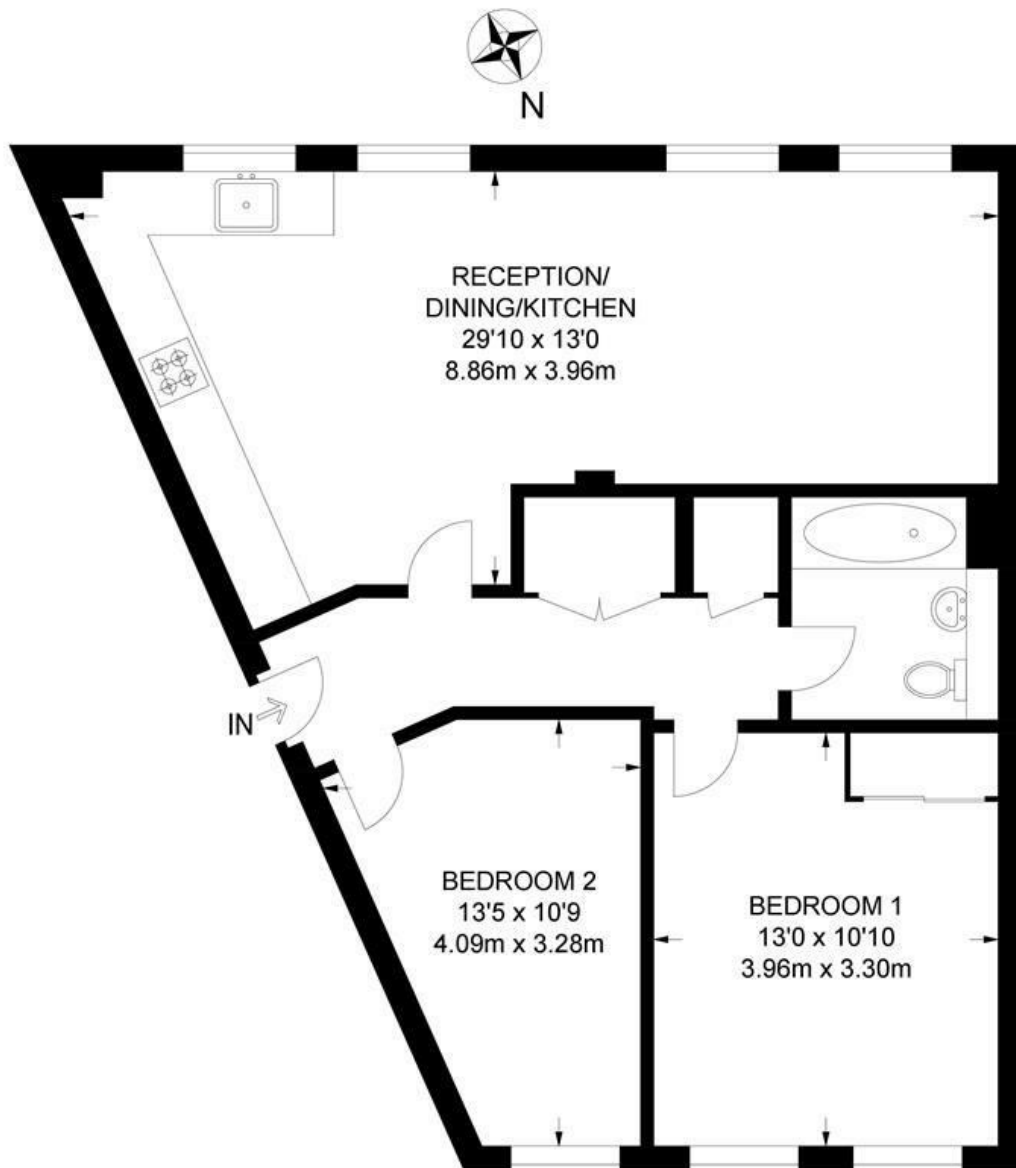


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### 2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 706 SQ FT / 65.6 SQ M



#### FIRST FLOOR



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.



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