

Flat 46, Kilner House Clayton Street, London, SE11 5SE

Guide price £340,000

EPC Rating: C Council Tax Band: B

# Avrasons

Est. 1965



# Flat 46, Kilner House Clayton Street, London, SE11 5SE

Guide price £340,000

Council Tax Band: B

Spacious One Bedroom Apartment | Long Lease | Central Kennington SE11 Location | 494 Sq Ft | Share of Freehold

A well-proportioned one bedroom apartment extending to approximately 494 sq ft, situated on the third floor of this established and highly regarded residential development in the heart of Kennington. Ideally located for Oval, Kennington and Vauxhall stations, the property benefits from a separate kitchen, generous reception room, long lease and excellent access to Central London.

Avrasons are delighted to offer to the market this well-proportioned one bedroom apartment situated within the popular Kilner House development on Clayton Street, Kennington.

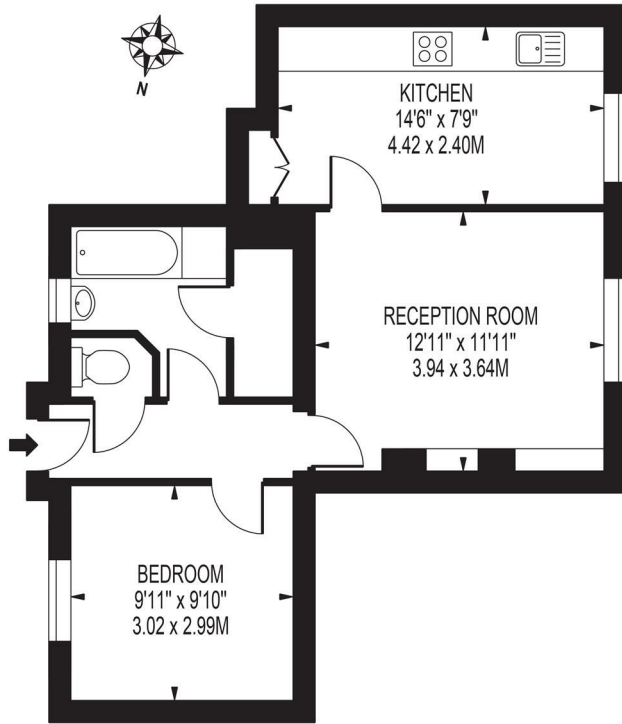
Occupying the third floor, the property extends to approximately 494 sq ft (45.86 sq m) and offers bright and practical accommodation throughout. The apartment comprises a generous reception room, separate fitted





# KILNER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 494 SQ FT - 45.86 SQ M



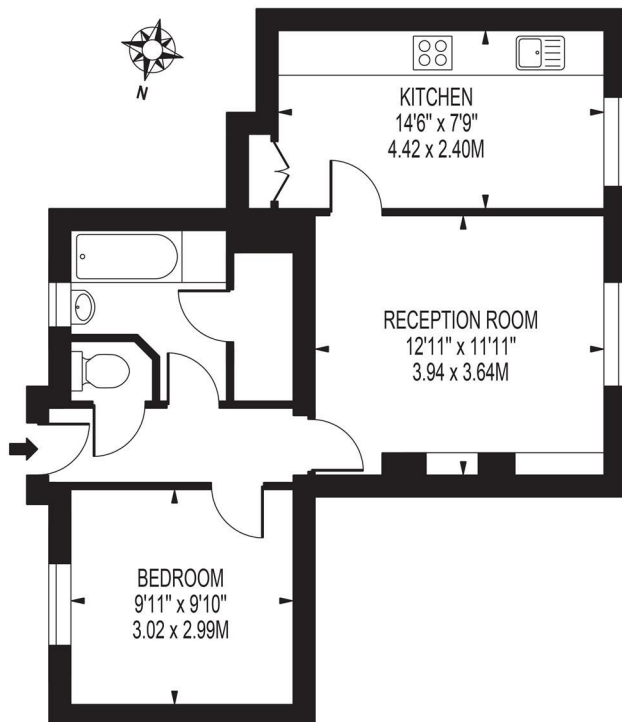
## THIRD FLOOR

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# Avrasons

Est. 1965

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