

THE MODERN HOUSE



London SE11
£675,000 Leasehold

Lollard Street

This smart two-bedroom apartment sits on quiet Lollard Street in Kennington, south London. Wide banks of glazing in the open-plan living space frame views over the greenery of Lambeth Walk Open Space, with an adjacent private balcony positioned below the natural screen of a mature tree's canopy. The apartment is within easy reach of the wonderful amenities along Kennington Road, several well-connected Underground stations, and the Thames Path, with Tate Britain just beyond.

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The Tour

The apartment is on the first floor of a brick building that extends along Lollard Street. With its reddish-brown façade set over varying heights, the house makes a strong visual impact from the street that is softened by slender windows, balconies with glazed screens to the upper floors, and gardens from the ground-floor spaces. Access to the communal lobby, where there is lift access to all floors, is via a secure voice entry system. The front door to the apartment opens into a wide internal hall, grounded by boards of engineered oak that begin here and continue throughout the plan. A large utility cupboard sits to one side and there are handy coat hooks on each wall.

The living room and kitchen are arranged in an open plan at one end of the apartment, with the kitchen at the rear. A full-width bank floor-to-ceiling glazing on the Lollard Street side accentuates the tall ceilings and ensures natural light diffuses throughout the space. In the kitchen, white cabinetry flows around a white Formica countertop, further enhancing the space's bright feel. Silver pull handles match a steel sink, and there is an AEG oven and induction hob within the units. The balcony can be accessed from here through a door set within the glazing.

There are two double bedrooms, each laid with biscuit colour carpets. The main bedroom is spacious, with two tall windows that welcome natural light in. An en suite bathroom is adjacent, with large caramel-hued floor and wall tiles and a walk-in shower. A second bright bedroom sits centrally in the plan.

The bathroom has the same warm-toned wall and floor tiles as the principal bedroom's en suite, as well as a bath bordered by a frameless glass screen. The room is finished with a sleek marble shelf that flows behind a squared ceramic sink, as well as a silver towel radiator that matches the silver sanitary ware.

Outdoor Space

A balcony sits beyond the living room, where glass screens with a rounded silver handrail bound the space on all sides. A mature tree directly outside on Lollard Street gives the space a sense of seclusion, with the green space of Lambeth Walk Open Space just beyond it; here, there is a children's adventure playground, football pitches for hire, and large areas of lawn among promenades lined with mature trees.

There are communal gardens just around the corner from the apartment, where there is a fountain, a large bike store clad with horizontal timber slats and a central lawn between planted beds. The space is also home to The VauxWall East Climbing Centre, which offers discounted sessions for residents.



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The Area

Lollard Street is a short walk from Kennington Road, which has excellent amenities. There is good coffee and cake to be had at Vanilla Black, Sally White and Urban Botanica and there is a local flower market. The nearby Prince of Wales on Cleaver Square is loved by locals, while only a little further afield is the bastion of pub cuisine, The Canton Arms. Bonnington Square, home to renowned deli and cafe Italo, is also within easy reach.

The Kennington Triangle has undergone something of an artistic rebirth in recent years; within a short walk are Damien Hirst's Newport Street Gallery, Cabinet, Gasworks, The Camera Club, The Tea House Theatre and The City & Guilds London School of Art. The manicured open space of the Grade II-listed Kennington Park is under 10 minutes' walk away from the apartment. It is a short walk or bus ride to the River Thames and the Thames Path, with access to Tate Britain as well as other local riverside favourites such as Borough Market.

The apartment is ideally situated within easy reach of Kennington and Oval Underground Stations (Northern Line), as well as Lambeth North (Bakerloo Line) and Vauxhall (Victoria Line and Overground services). There are excellent bus links into central and south London, and good cycling and walking routes towards the South Bank and Soho, which can be reached within 10 and 35 minutes respectively on foot.

Tenure: Leasehold Lease Length: approx. 115 years remaining Service Charge: approx. £2,500 per annum Ground Rent: approx. £450 per annum Council Tax Band: E

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.