

**Bloomsbury Office**

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**KENNINGTON LANE, PIMLICO, SE11**  
**£625 per week****Preliminary Details**

A stunning and newly refurbished three double bedroom property located in an impressive block close to Oval. Accommodation comprises; Large reception and dining area leading out to a large terrace which spans the length of the property, master bedroom with en-suite brand new bathroom, two further double bedrooms and further new shower room, brand new kitchen with modern appliances and separate utility room. The development benefits from allocated parking, on site concierge and Gym and Sauna facilities. Oval Station (Zone 2) are only a short walk away.

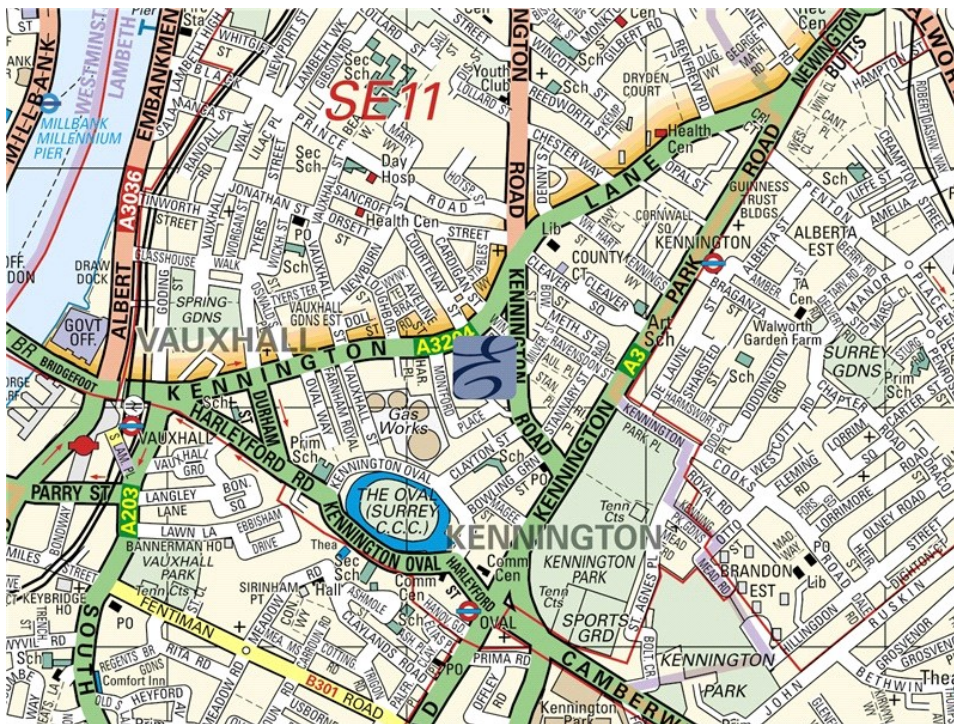
**3 Bedrooms • 2 Bathrooms**




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### Area Overview

With its fine white stucco fronted Georgian houses and beautiful private squares, combined with excellent transport links and proximity to the centre, Pimlico has undoubted appeal. Over the past few years, a huge choice of new bars and restaurants have sprung up, drawing in a younger crowd than was historically the case. Property prices are surprisingly good value given that the area borders Chelsea, Belgravia and Westminster.



Kennington Lane, Pimlico  Kennington (0.3M),  Oval (0.4M),  Vauxhall (0.5M)

### Council Tax Bands

| Council | Band A | Band B | Band C  | Band D  | Band E  | Band F  | Band G  | Band H  |
|---------|--------|--------|---------|---------|---------|---------|---------|---------|
| Lambeth | £ 823  | £ 961  | £ 1,098 | £ 1,235 | £ 1,510 | £ 1,784 | £ 2,059 | £ 2,470 |
| Average | £ 761  | £ 888  | £ 1,015 | £ 1,142 | £ 1,396 | £ 1,650 | £ 1,904 | £ 2,285 |

## PLACES OF INTEREST NEAR KENNINGTON LANE, PIMLICO, SE11



### **Battersea Power Station**

The unused power station was the first British coal-fired electricity station set up in the 1930's and now dominates the Battersea skyline. The station gained worldwide recognition having appeared on the cover of Pink Floyd's 1977 album, Animals.

🚶 2300m (38 mins) from Kennington Lane



### **Clapham Common Tube Station**

This London Underground station sits at the eastern end of Clapham Common along the Northern Line. The station is one of only two remaining underground stations which has an island platform in the tunnel and a glass pavillion, which was built by architects firm Aukett Fitzroy Robinson.

🚶 3200m (53 mins) from Kennington Lane



### **Battersea Park**

Set over 200 acres of green space, Battersea Park, situated on the bank of the Thames, is considered by many to be the most attractive of London parks. With its historic gardens, diverse natural flora and even a zoo, the park has something to offer everyone.

🚶 3300m (55 mins) from Kennington Lane



### **Neals Yard**

Famous for their wide range of specialist homeopathic remedies and complimentary medicines, Neals Yard aims educate and make natural remedies accessible to all. Following the opening of the first store 27 years ago, there are now 38 nationwide, selling high quality natural products.

🚶 3300m (55 mins) from Kennington Lane



### **Monmouth Coffee Shop**

The Monmouth Coffee Company was established in 1978, and the original shop was based in Monmouth Street, Covent Garden. Now, with 3 branches, they continue to provide superb coffees which have been ethically sourced, from all over the world.

🚶 3300m (55 mins) from Kennington Lane



### **Museum St**

Dating back to before the 1300's, Museum Street is at the heart of the borough of Bloomsbury. To its north lies the British Museum, hence its name, and also the Museum Tavern, which dates back to 1723. The street is populated with bookshops, such as the Atlantis bookshop, cafes and also Banbury Ball, our Bloomsbury branch.

🚶 3600m (60 mins) from Kennington Lane