



£595,000

Royal Standard Court, 226 Hillingdon Street, SE17 3JD

Flat | 2 Bedrooms | 2 Bathrooms

02080505452

  
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# Step Inside

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## Key Features

- Two double bedrooms
- Two bathrooms (one en-suite)
- Fifth floor (with lift access)
- Balcony spanning entire width of the apartment
- Stunning views towards The City, Canary Wharf and beyond
- Larger than usual storage cupboard
- Open-plan living and kitchen area
- Dual aspect in principle bedroom
- Generously proportioned throughout
- Excellent location in Kennington
- Annual service charge: £2204.52
- Lease remaining: 118 years
- Council tax band: D

## Property Description

This sophisticated two bedroom, two bathroom apartment offers a refined living experience with breath-taking views of London's iconic skyline, including the Shard, London Eye, and Canary Wharf.

## Main Particulars

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This sophisticated two bedroom, two bathroom apartment offers a refined living experience with breath-taking views of London's iconic skyline, including the Shard, London Eye, and Canary Wharf.

Perched on the 5th floor, this south-facing residence bathes in natural light, creating an inviting ambiance throughout. The expansive balcony, stretching the width of the apartment, beckons for relaxation and enjoyment of the cityscape vistas.

Step inside to discover an impeccably designed open-plan living and kitchen area, seamlessly blending style and functionality. The principal bedroom boasts dual aspect windows with far reaching panoramic views, and access to an elegant en-suite bathroom, featuring contemporary fixtures and finishes.

Complete with a second double bedroom with large fitted wardrobes, additional bathroom, and a sizable storage cupboard in the hallway, this home offers both versatility and convenience. Meticulously maintained and tastefully adorned, it presents an opportunity for refined city living at its finest.

Schedule a viewing today and make this extraordinary residence your own.

The property is located in Kennington, boasting an array of trendy bars, cozy cafes, boutique shops, and delicious restaurants. Embrace the lush greenery of Kennington Park, just steps away from your doorstep, offering a tranquil escape with its charming cafe and playground. Don't miss the bustling Farmer's Market at St. Marks Church every Saturday, showcasing local delights and artisanal goods.

Benefit from exceptional transport links with both Oval and Kennington Underground stations mere moments away, along with convenient bus routes providing seamless access to The West End, The City, and beyond.

**Kitchen/Living Area** - 4.95m x 5.56m (16'3 x 18'3) -

**Main Bedroom** - 4.98m x 3.43m (16'4 x 11'3) -

**Second Bedrom** - 3.53m x 3.40m (11'7 x 11'2) -

**En-Suite** - 1.42m x 2.21m (4'8 x 7'3) -

**Bathroom** - 1.70m x 2.18m (5'7 x 7'2) -

**Hallway** - 3.94m x 1.04m (12'11 x 3'5) -

**Balcony** - 13.51m x 1.52m (44'4 x 5'0) -







Image not found

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Telephone: 02080505452



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