



## Grace House, London, SE11

£325,000 Leasehold

A charming and well located, one bedroom ground floor purpose built flat next to the famous Oval Cricket Ground and within close proximity to the river.

**Winkworth**

## LOCATION

Grace House is located on Vauxhall Street which leads onto Kennington Oval. A short walk away you will find local supermarkets, restaurants, pubs and delicatessens on Kennington Road and Vauxhall. Closely located are both Kennington Park and Vauxhall Park.

## DESCRIPTION

This apartment offers a large sitting room with separate kitchen, large double bedroom, bathroom and separate storage. The kitchen is spacious with plenty of worktop space, room for a dining table and full of storage both above and below the worktops. It comes with space for a washing machine, gas cooker and a fridge freezer.

The reception room has two large, towering windows allowing plenty of natural light, built in shelving and space for multiple sofas and coffee table.

The bedroom provides ample space to accommodate a double bed with additional space reserved for free-standing furniture.

The tiled bathroom is equipped with a bath with overhead shower, extraction, sink with storage below and W.C.

Lastly, local permit parking is offered within the building.

## LOCAL AUTHORITY

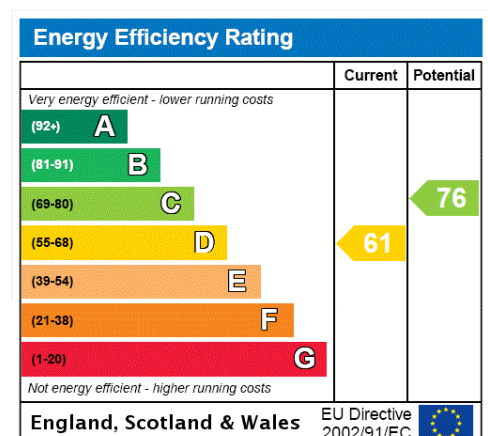
Southwark Council, London

## TENURE

Leasehold

## DIRECTIONS

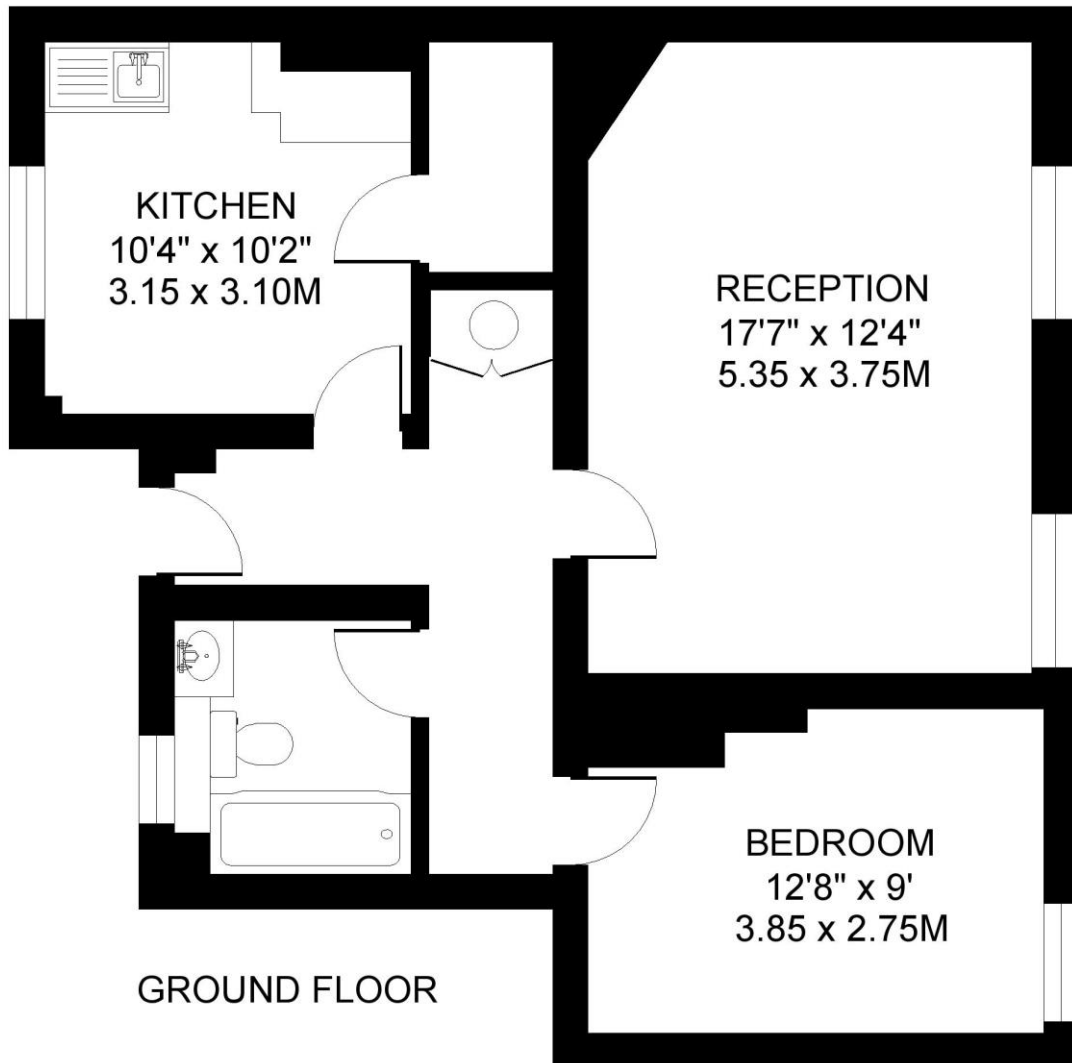
Oval Underground Station (Northern Line) is approximately 0.3 miles away, Vauxhall Underground Station (Victoria Line & National Rail) is approximately 0.4 miles away.





GRACE HOUSE SE11  
1 BEDROOM FLAT

Approximate gross floor area  
639 SQ.FT. / 59.4 SQ.M.



*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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