

Vassall Road, London, SW9

£775,000 *Leasehold*

3 1 2

This impressive three-bedroom apartment is set over two floors within a beautiful Grade II listed Georgian terraced building. Located on the popular Vassall Road within the conservation area, the property offers a quiet retreat within easy reach of Kennington, Oval, and Brixton. EPC rating C

KEY FEATURES

- Located within the Vassall Road Conservation Area
- Private garden
- Excellent transport links





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DESCRIPTION

Upon entering this ground-floor apartment via its own private street entrance, you are immediately greeted by a bright and spacious hallway. This welcoming entrance features an abundance of built-in storage cupboards, perfectly balancing style with everyday practicality.

Leading off the hallway, the bright reception room features a large window maximizing natural light, alongside a practical and stylish inbuilt bookshelf and integrated TV unit.

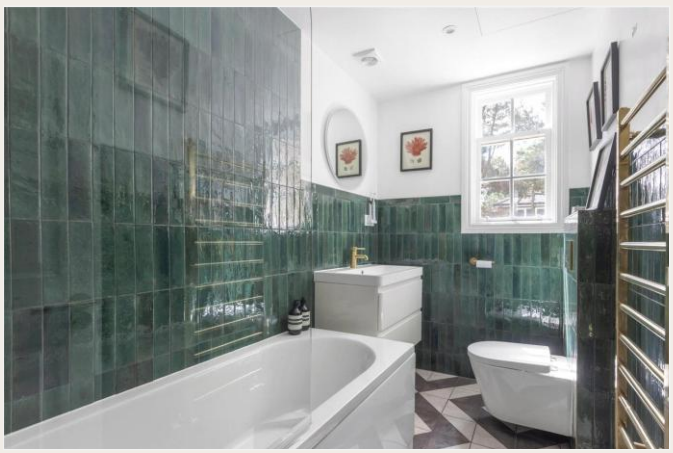
This space flows effortlessly into a striking open-plan kitchen and dining room, where French doors frame views of the outdoors. The kitchen is impeccably appointed, featuring extensive worktop surfaces alongside premium integrated appliances, including an induction hob, gas oven, extractor, and dishwasher.
On this level you also find a guest WC.

Stepping outside, the private garden is exceptionally generous in size, offering a tranquil retreat with more than enough room for a substantial outdoor table and lounge furniture.

Proceeding upstairs, the master bedroom is situated immediately to the left, featuring a full wall of built-in wardrobes that maximize storage.

Further along the landing, you will find a second well-proportioned double bedroom, alongside two modern bathrooms.

The versatile third room offers the perfect flexibility to be utilized as either a dedicated home office or a comfortable single bedroom.







MATERIAL INFO

Tenure: Leasehold
Term: 125 years from 21 June 1993 (92 years and 0 months)
Service Charge: £3,531.34 per annum (2026/2027)
Ground Rent: £10 per annum (subject to increase)
Local Authority: Lambeth
Council Tax Band: C
EPC rating: C

PARKING
Residents parking permit available from the Lambeth council.

UTILITIES
Electricity – mains connected
Water – mains connected
Heating – electric central heating
Sewerage – mains
Broadband – Ultrafast

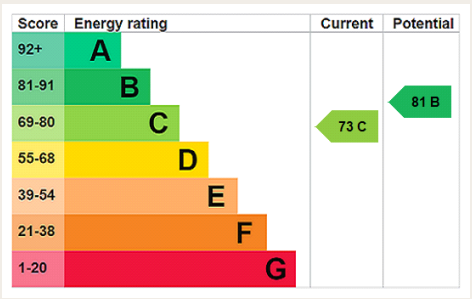
LOCATION

Vassall Road runs between Brixton Road and Camberwell New Road. The local are benefits from a range of shops, supermarkets and amenities. The beautiful Myatt's Field's Park, with its children's playground, tennis court, café and wildlife garden, is just a few minutes away.

DIRECTIONS

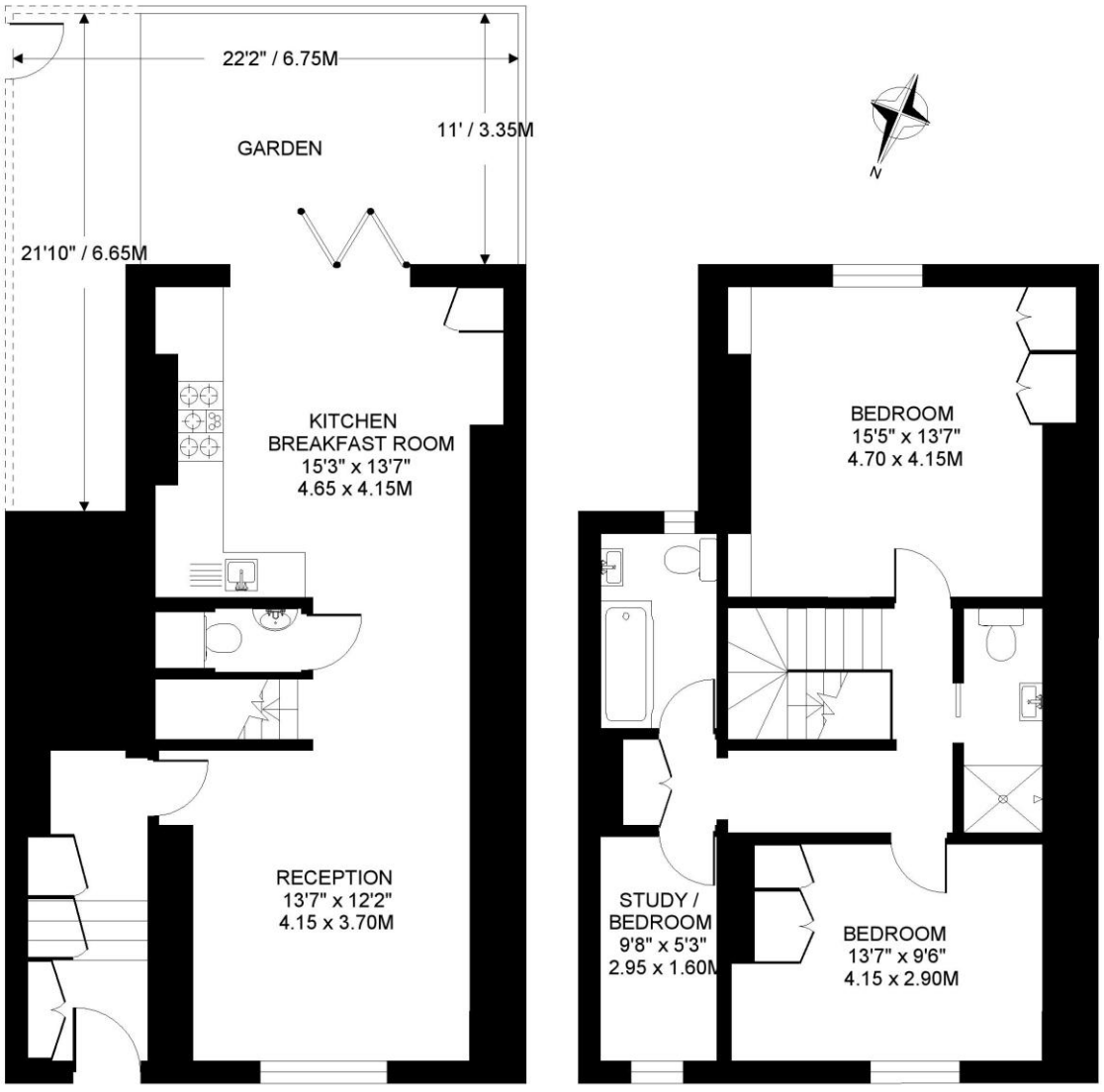
Oval Underground Station (Northern Line) is 0.5 miles away. Vauxhall Overground and Underground Station (National Rail and Victoria Line), and Denmark Hill Overground Station (National Rail) are both 1.1 miles away. The flat is also well served by excellent bus routes into the West End, Shoreditch, Farringdon, Elephant & Castle, Victoria and Kings Cross.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



VASSALL ROAD. SW9
3 BEDROOM FLAT

Approximate gross floor area
1156 SQ.FT / 107.4 SQ.M.



LOWER GROUND FLOOR 550 SQ.FT.

RAISED GROUND FLOOR 606 SQ.FT.

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