



Meadow Road, SW8

£775,000 *Freehold*



A fantastic opportunity to acquire two-bedroom house with a private garden in need of renovation on Meadow Road within the Vauxhall conservation area. EPC rating D

KEY FEATURES

- Good transport links
- Great location
- Period property



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DESCRIPTION

Upon entering the property, you are greeted by a spacious double reception room to the right, benefiting from a dual aspect and direct access to the private rear patio garden.

Towards the rear of the property is the dining room, which leads through to the kitchen. The kitchen is a good size and can fit plenty of worktop space and storage, it also has access to the garden.

Upstairs, the first floor comprises two generously sized double bedrooms, both featuring sash windows that flood the rooms with lots of natural light. The floor is completed by a spacious bathroom, fitted with a wash basin, WC and shower over the bath.





MATERIAL INFO

Tenure: Freehold
Term: NA
Service Charge: NA
Ground Rent: NA
Local Authority: Lambeth
Council Tax Band: E
EPC rating: D

PARKING

Permit via the Lambeth council

UTILITIES

Electricity – mains connected
Water – mains connected
Heating – gas central heating
Sewerage – mains connected
Broadband – Ultrafast

LOCATION

Meadow Road is situated between Fentiman Road and Claylands Road. Oval tube station is only a five-minute walk away, benefiting from access to the city, Vauxhall and the West End. The property is also near several local eateries and delis and just a stone’s throw away from the Oval cricket ground. Vauxhall Gardens, Bonnington Square and Kennington Park are just a few of the picturesque community gardens within walking distance.

DIRECTIONS

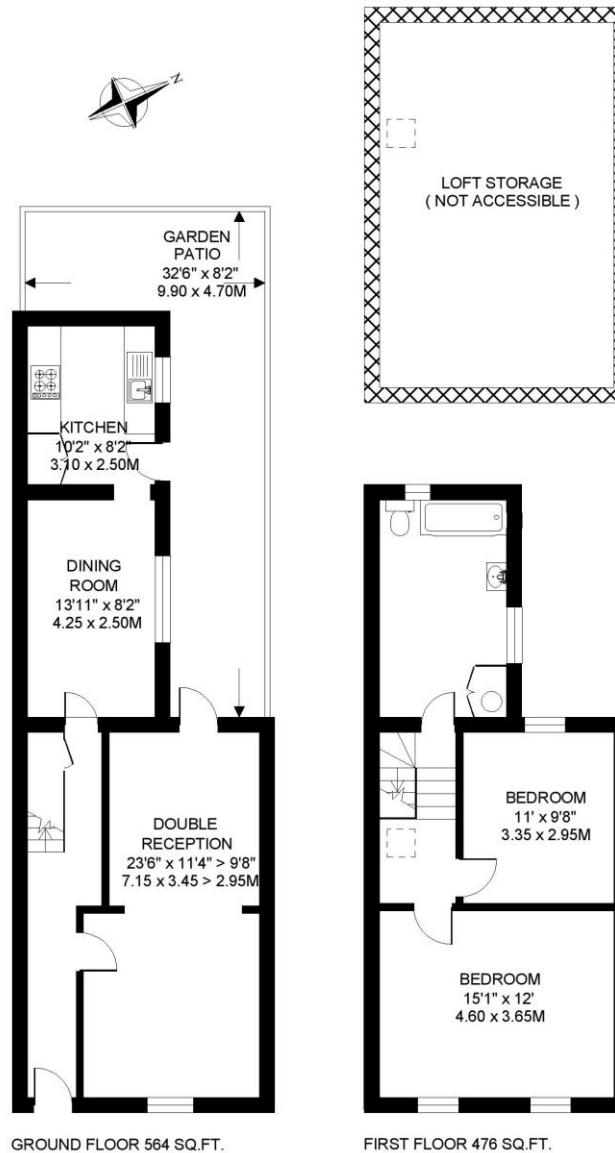
Vauxhall Overground/Underground/Bus Stations are 0.5 miles away (approximately a 10-minute walk) Oval Underground Station (Northern Line) is approximately 0.4 miles away. Alternatively, you can catch a bus from either Clapham Road or South Lambeth Road.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

MEADOW ROAD. SW8
2 BEDROOM HOUSE

Approximate gross floor area
1040 SQ.FT / 96.6 SQ.M.
PLUS 354 SQ.FT. / 32.9 SQ.M.
Total area shown on plan
1394 SQ.FT. / 129.5 SQ.M.



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