



Thorparch Road, Vauxhall, London, SW8

£595,000 Share of Freehold

A spacious and beautifully finished two-bedroom flat with a private garden, situated on a quiet residential street in Nine Elms. EPC Rating C.

LOCATION

Thorparch Road is situated just off Wandsworth Road and is part of three quaint residential streets that make up the surrounding area. Local amenities such as restaurants, shops and pubs are just a short walk away, whilst the new Nine Elms Underground Station (Northern Line) is just around the corner.

DESCRIPTION

Entering through a private front door, the vast primary bedroom is to your right. A bright room with plenty of space for a king-sized bed and further freestanding furniture. You will find two built in cupboards that provide excellent storage options, and nestled between is a charming fireplace.

The secondary bedroom is again a generous size, suitable for a double bed and freestanding storage. Both bedrooms have plush carpets, with the added bonus to the second bedroom, being the view onto the garden.

The bathroom is just off the two bedrooms, tiled throughout and comprising a bath with overhead shower, sink with mirror, heated towel rail and W.C. Opposite the second bedroom, useful under stair storage can be found.

Continuing through the flat into the reception space, you firstly notice the lovely parquet flooring and impressive fireplace. The room is suitable for a sofa and dining table and any other furniture you wish to have.

To the rear of the flat is the kitchen/ breakfast room. Another spacious area, with great workspace, storage solutions and space for utilities. From the kitchen you have access to the garden.

The private southeast facing garden is a wonderful place to relax in the sun or enjoy some alfresco dining in the summer months.

LOCAL AUTHORITY


Lambeth, London
Council Tax Band D

TENURE

Share of Freehold – underlying lease of 125 years from 25 December 1991
Ground rent : Nil
Service charge : Nil

DIRECTIONS

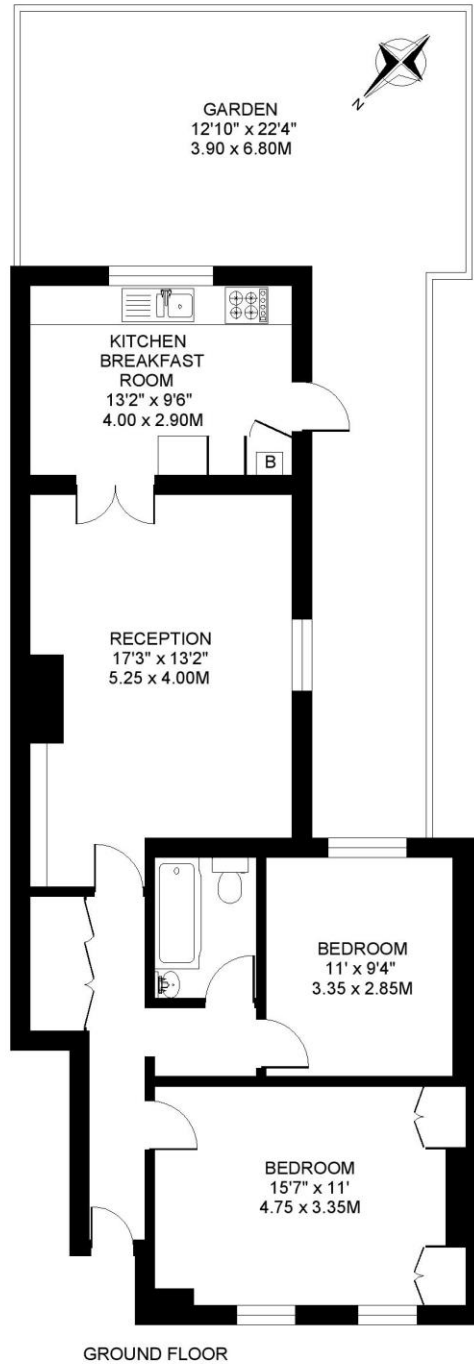
Vauxhall Undergournd Station (Victoria Line & National Rail) is 0.8 miles away. Stockwell Underground Station (Victoria and Northern Lines) is just 0.7 miles away. The new and recently opened Nine Elms Underground Station (Northern Line) is just moments away.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



THORPARCH ROAD SW8
2 BEDROOM FLAT

Approximate gross floor area
815 SQ.FT. / 75.7 SQ.M.



GROUND FLOOR

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.

Kennington | 020 7587 0600 | kennington@winkworth.co.uk