



## Spring Gardens Court, London, SE11

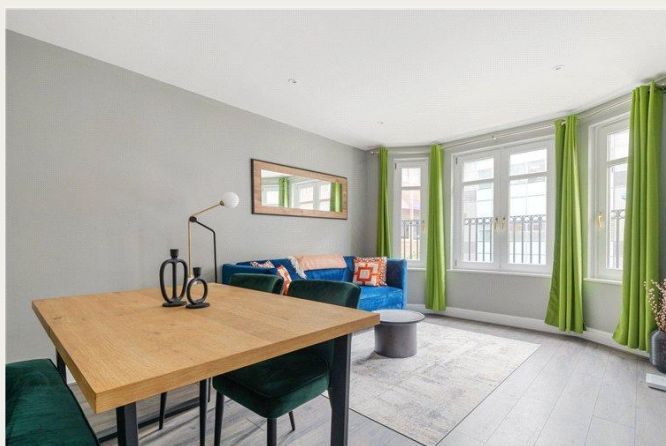
£495,000 *Leasehold*

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A fantastic opportunity to acquire a very well-presented two-bedroom apartment on the second floor of the ever-popular Spring Gardens Court development, just a stone's throw from the River Thames.  
EPC rating C

### KEY FEATURES

- Fantastic location close to the River Thames
- Communal roof terrace
- Very good condition
- Close to public transport
- Over 650 SQ/FT



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## DESCRIPTION

The flat was extensively refurbished in 2022 to a high standard. As you enter the flat are greeted by a long hallway with laminate flooring throughout. Off the hallway you find two bedrooms, a family bathroom, a large reception room and separate kitchen.

The modern integrated kitchen benefits from an abundance of storage and countertop space. The kitchen features a large fridge/freezer, dishwasher and electric fan-powered oven with induction hob as well as room for a washing machine.

The reception room is the perfect entertaining space, with space for multiple sofas and coffee table, as well as a dining table and chairs. Around the perimeter of the room there is also plenty of space for free-standing storage. At the end of the reception room, there is a large bay window bringing in plenty of natural light.

The master bedroom, at the end of the hallway, is a fantastic space with ample fitted storage. There is space for a king-size bed, bedside tables and further freestanding furniture. The second bedroom, next to the master, is also well-sized and offers built in storage and space to accommodate a double bed and further free-standing furniture.

The family bathroom is conveniently located halfway down the hallway; it is a tiled suite with a modern walk in rainfall shower, sink with storage below, radiator, and W.C.

The flat also has access to a shared terrace and has lift access from the common parts.







## MATERIAL INFO

**Tenure:** Leasehold

**Term:** from 1 January 2000 until 24 December 2122 (97 year and 3 months)

**Service Charge:** £3,549 per annum (2025)

**Ground Rent:** £300 per annum (doubles every 25 years, the next increase is in 2047)

**Local Authority:** Lambeth

**Council Tax Band:** E

**EPC rating:** C

## PARKING

Parking permit available from Lambeth council

## UTILITIES

Electricity – Mains

Water – Mains

Heating – Gas

Sewerage – Mains

Broadband – Ultrafast broadband

## LOCATION

Spring Gardens Court is located within a conservation area, just off Vauxhall Walk towards Albert Embankment. There is a vast range of local amenities to choose from; not to mention Vauxhall Underground & Overground Stations are within reasonable walking distance from the flat. Central London is also in proximity, with Westminster only a 15-minute walk away.

## DIRECTIONS

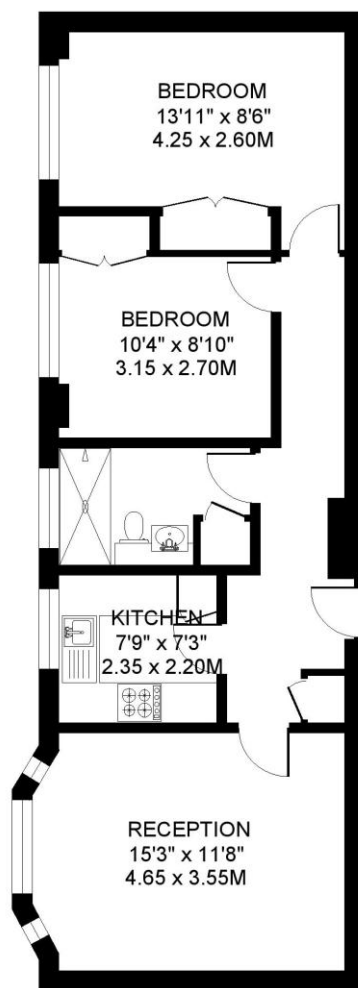
Vauxhall Underground (Victoria Line), Overground and Bus Stations are approximately 0.5 miles away (10 minutes' walk). The area is also well-served by a frequent bus service into Central London.

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		
69-80	C	79 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SPRING GARDENS COURT SE11  
2 BEDROOM FLAT

Approximate gross floor area  
652 SQ.FT / 60.6 SQ.M.



SECOND FLOOR

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