



## Meadow Road, Oval, London, SW8

£500,000 Share of Freehold

This modernised and spacious two-bedroom flat with a terrace is a short walk from Vauxhall, Nine Elms and Oval Stations, the famous cricket ground and two award-winning London parks. The best of Zone 1 & 2 are on your doorstep.

## LOCATION

Sitting close to Vauxhall, Oval and the newly developed Nine Elms neighbourhood, Meadow Road has become a highly desirable street. You can walk to Vauxhall Underground and Overground stations through Vauxhall Park, and you're a short stroll from the locally revered Fentiman Arms pub.

## DESCRIPTION

This charming flat consists of a sizeable reception room, well-refurbished kitchen and bathroom, master bedroom with a terrace and a second bedroom which works well as a study, spare room or nursery. The flat has double glazed sash windows to the front and rear.

Bright, spacious and great for entertaining, with a high ceiling and newly installed double glazed bay window, the reception room has plenty of alcove shelving & storage either side of the original fireplace.

For your culinary creations, there's a fully-equipped Magnet fitted kitchen in 'shaker cream' featuring an original brick chimney breast, solid wood worktops, large fridge-freezer, integrated dishwasher, new washer-dryer and oven.

For the perfect home spa experience, the bathroom has recently been refurbished with a Grohe rainshower, Grohe taps and fittings, extra-deep bath, storage alcoves and a smart lighting system.

Located at the quiet and restful rear of the property, the master bedroom is tastefully decorated and benefits from large, built-in mirrored wardrobes for personal storage. Double glazed French doors open onto a terrace with views out onto the secluded garden and breathtaking Nine Elms cityscape beyond.

The second bedroom is located at the front of the property and also works well as a home office for remote-working professionals.

## LOCAL AUTHORITY

Lambeth

## TENURE

Share of Freehold - 991 years

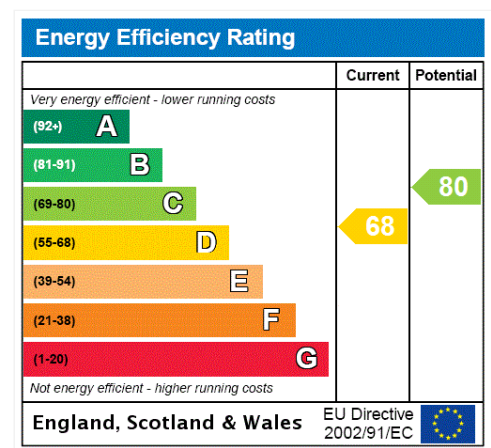
Service charge/ground rent is around £100 p.a.

Buildings insurance £30 p.a. and hall lighting

Council Tax Band - C

## DIRECTIONS

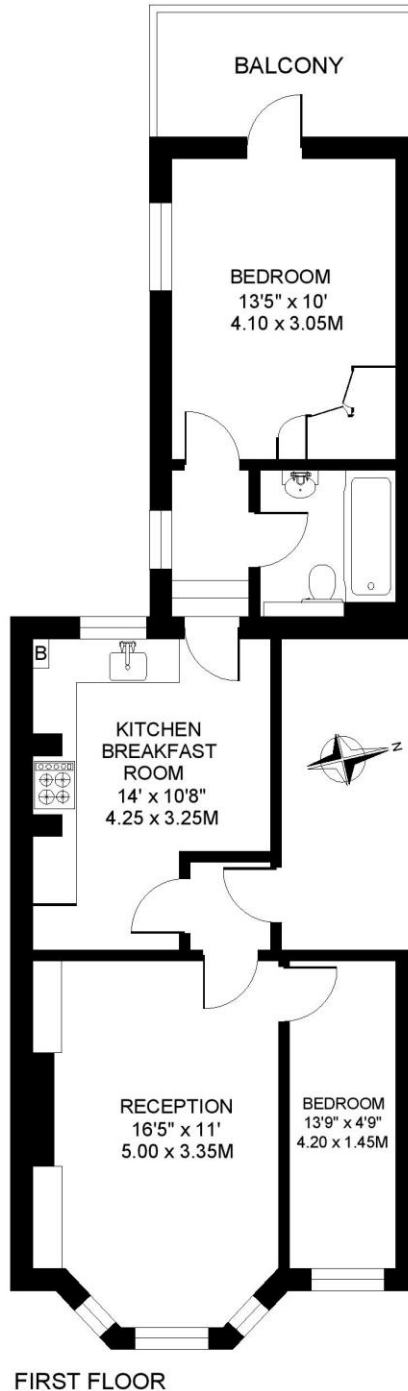
Oval Underground Station (Northern Line) is approximately 0.4 miles away and Vauxhall Overground and Underground Stations (Victoria Line & National Rail) are approximately 0.5 miles away. Nine Elms Station (Northern Line) is approximately 0.4 miles away and can provide easy access to Battersea Powerstation. Alternatively, catch a bus from either Clapham Road or South Lambeth Road for links into Central London.





MEADOW ROAD SW8  
2 BEDROOM FLAT

Approximate gross floor area  
605 SQ.FT. / 56.2 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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