



Heyford Avenue, London, SW8

£459,950 Share of Freehold

A charming two-bedroom Victorian conversion flat on the first floor. This flat is presented well throughout and benefits from attractive aspects both front and rear providing plenty of natural light. EPC rating - C

LOCATION

Heyford Avenue is located just off Old South Lambeth Road in the heart of Little Portugal. Vauxhall is nearby and is a gateway to the City and a fantastic are that offers plenty of amenities.

DESCRIPTION

This charming flat is thoughtfully arranged to offer two spacious double bedrooms, a well-appointed bathroom, a fully equipped kitchen, and a generous reception room with lovely views of Heyford Avenue.

The main bedroom, located at the rear of the property, comfortably accommodates a king-size bed along with plenty of freestanding furniture. Adjacent to the bedroom, you'll find the bathroom, which includes a bath with an overhead shower, W.C., sink, and a stylish vanity mirror.

The second bedroom, whilst slightly smaller, still provides space for a double bed and additional freestanding furniture, making it a versatile space for various needs.

The kitchen is a separate room, providing a dedicated space for cooking. It comes fully equipped with an oven, a gas stove with four hobs, an extractor fan, and space for a washing machine.

The spacious sitting room, complete with a dining area, is the heart of the flat. A beautiful fireplace serves as the room's focal point, and the bay window allows natural light to pour in, offering delightful views of the Victorian street below. There is plenty of room for both a sofa and a dining table, making it perfect for relaxing and entertaining.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £850 per annum (2024-2025)

Ground Rent - Nil

Council Tax Band - C

PARKING

On-street parking permit

UTILITIES

Electricity – mains connected

Water – mains connected - meter

Heating – gas central heating

Sewerage – mains connected

Broadband – superfast broadband

LOCAL AUTHORITY

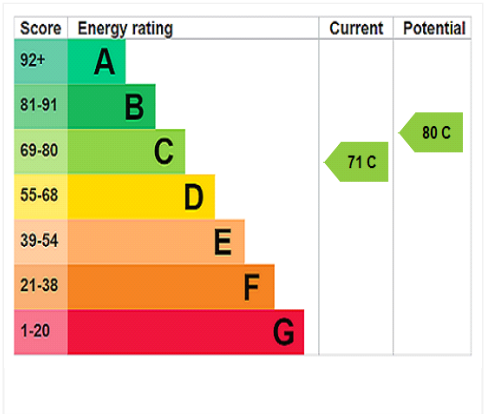
Lambeth

TENURE

Share of Freehold - 999 years from and including 8 June 2016

DIRECTIONS

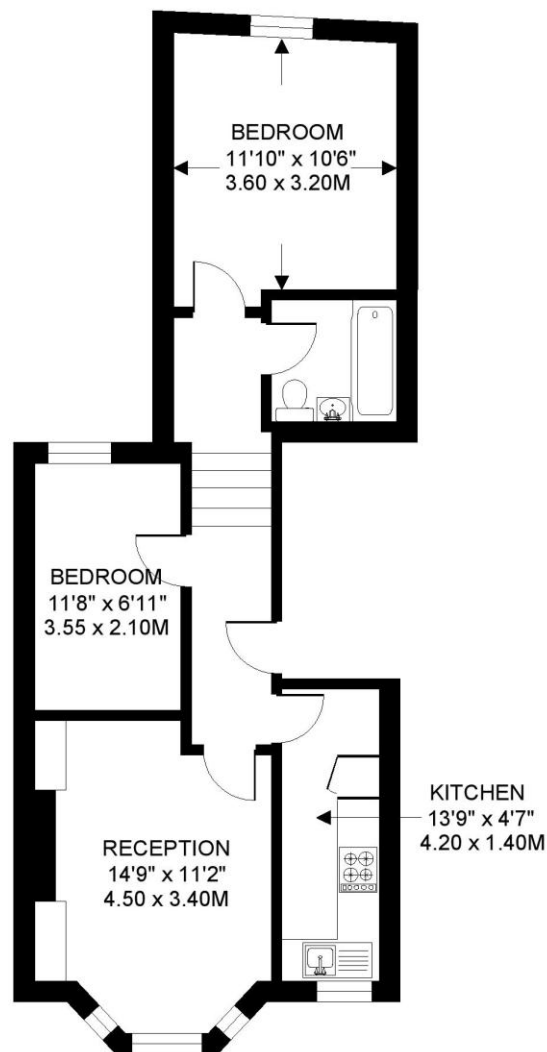
Nine Elms station (Northern Line) is just 0.4 miles away, Vauxhall Station (National Rail and Victoria Line) is 0.5 miles away. Stockwell Underground (Victoria & Northern Line) is 0.6 miles away. South Lambeth Road is well served by frequent bus services.





HEYFORD AVENUE SW8.
2 BEDROOM FLAT

Approximate gross floor area
557 SQ.FT / 51.8 SQ.M.



FIRST 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.
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Floorplan produced for Winkworth by Floorplanners 07801 228850

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