

## Vauxhall Grove, London, SW8

£650,000 Leasehold

Set within a Victorian conversion, this charming two-bedroom, split level flat, blends period character with modern comfort. Ideally located on a quiet street that runs adjacent to Bonnington Square, offering direct access to the hidden gem of the community garden and its charming cafes, just minutes away from Vauxhall station. EPC rating E



LOCATION

Vauxhall Grove is situated between Harleyford road, South Lambeth Road and just a stone’s throw away from Vauxhall Park. Vauxhall is a vibrant area with great restaurants and pubs, and excellent transport links, including the Victoria Line and National Rail. Opposite the flat is the famous Italo Deli - a perfect spot for lunch or brunch.

DESCRIPTION

Upon entering the property, you are welcomed into a spacious hallway. Immediately to your left is the reception room—a bright and inviting space enhanced by an abundance of natural light. The room will comfortably accommodate a large sofa, media unit, and additional freestanding furniture. The bespoke oak wooden flooring, which extends throughout both the living room and hallway, adds a touch of elegance and warmth.

Continuing down the hallway and turning left, you’ll find the principal bedroom. This generously sized double room features a large window, providing excellent natural light, and offers ample space for a stans-alone or built in wardrobe and a chest of drawers.

At the end of the hallway is the kitchen, which has been finished to a high standard. It includes integrated appliances such as a washing machine, dishwasher, oven, and hob. There is plenty of storage and countertop space, making it ideal for home cooking. The kitchen also provides access to a private courtyard—an ideal spot for barbecues, gardening, or simply enjoying a coffee in the morning sun.

Located at the rear of the property is the second bedroom, another well-proportioned double room. It features built-in wardrobes, underfloor heating, and stylish white wooden flooring.

On the lower ground floor you’ll find a spacious dining area, perfect for hosting. This level also includes a well-appointed bathroom featuring a bathtub, WC, sink, and a heated towel rail. Additionally, there is a separate shower room, also equipped with a heated towel rail and sink for added convenience. There is also under stair storage.

The area boasts a strong and thriving local community, enriched by a calendar of well-loved events such as the Bonnington Easter Fair and Summer Jazz Festival. Local highlights include the Bonnington Café and Italo Deli.

Lastly there are two communal gardens – the Bonnington Square garden and the Harleyford Road community garden, offering additional outside space to enjoy in the warmer months.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £2,317 per annum  
Ground Rent - £200 per annum  
Council Tax Band - C

PARKING

Permit parking from Lambeth Council

UTILITIES

Electricity – mains connected  
Gas – mains connected  
Water – mains connected  
Heating – mains connected  
Sewerage – mains connected  
Broadband - Ultrafast Full Fibre Broadband

LOCAL AUTHORITY

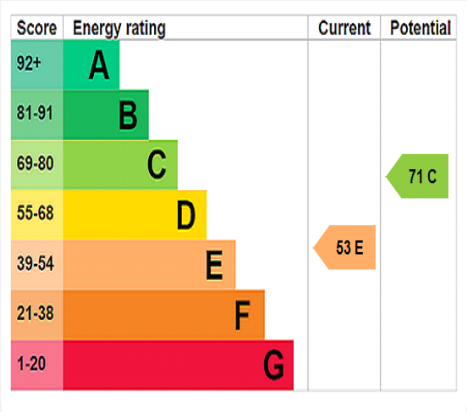
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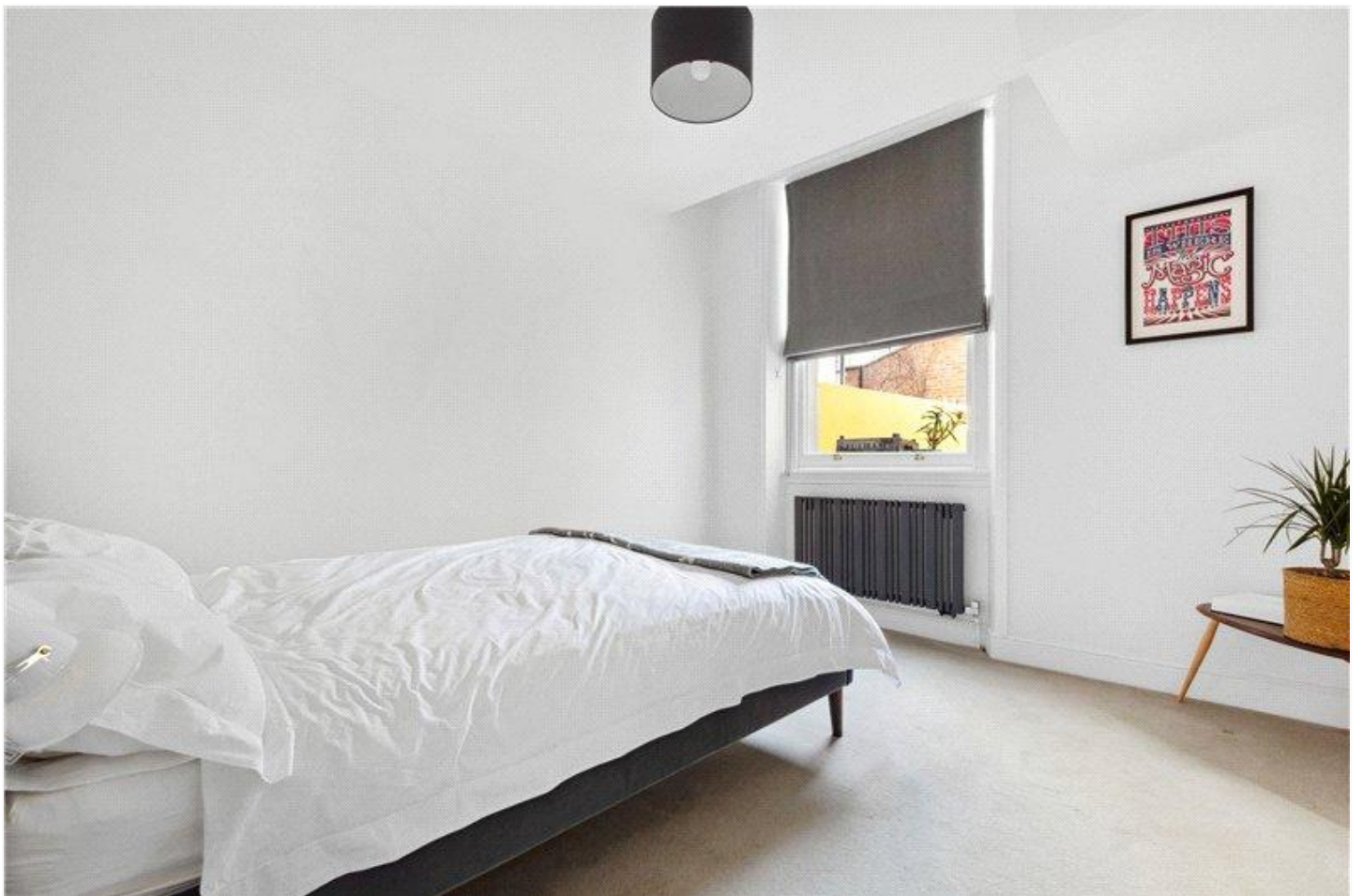
TENURE

Leasehold - 125 years from 24 June 2002

DIRECTIONS

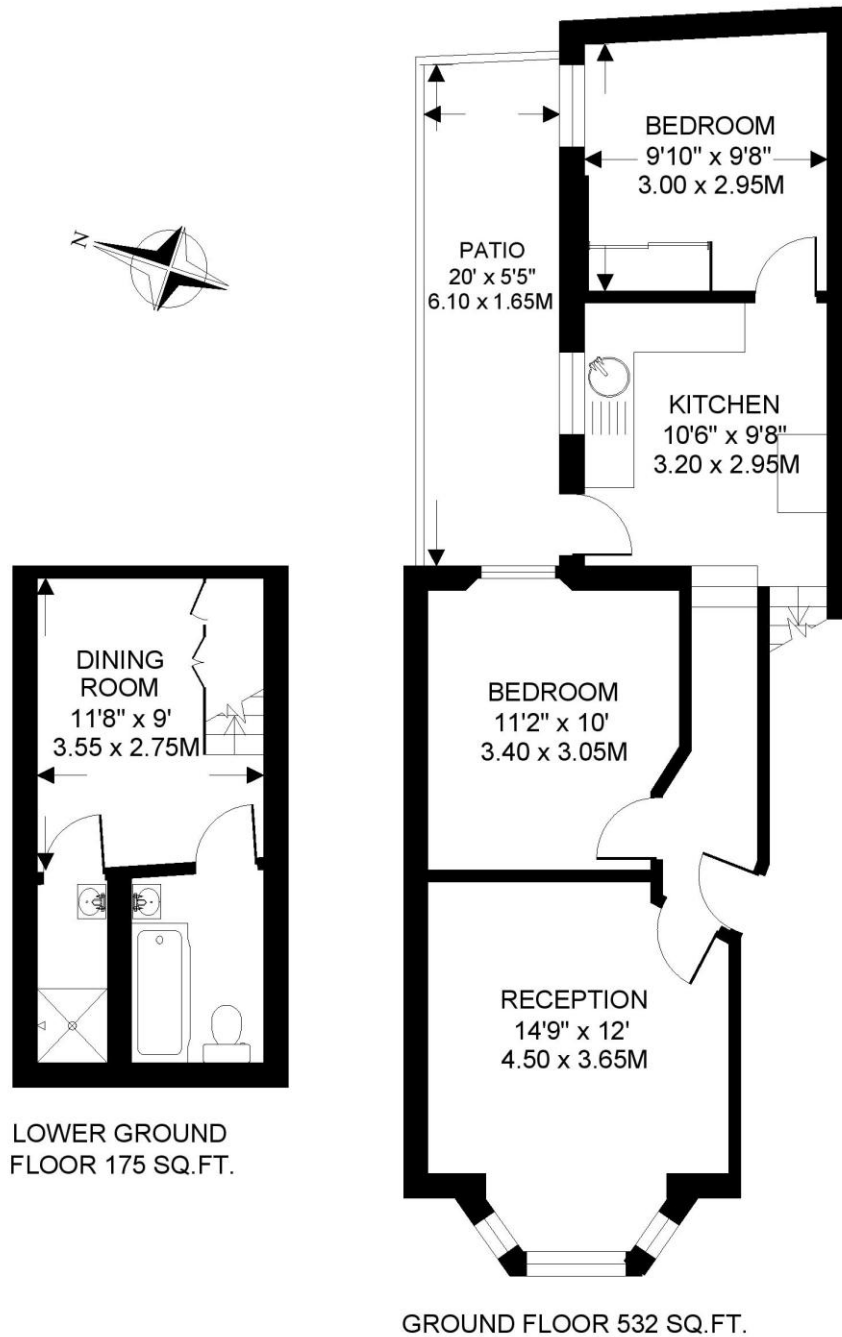
Vauxhall Station (Underground/Overground/National Rail) is 0.2 miles away which is about a 3 minutes’ walk. The area is also well served by frequent bus services.





VAUXHALL GROVE SW8  
2 BEDROOM FLAT

Approximate gross floor area  
707 SQ.FT / 65.7 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. This plan produced for Winkworth by Floorplanners 07801 228850

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