

## Loughborough Street, London, SE11

£825,000 Share of Freehold

This stunning two-bedroom, two-bathroom flat set on the first and second floor of this converted warehouse building in between Vauxhall and Kennington. A very spacious and beautifully finished flat, that boasts a unique mezzanine bedroom. EPC Rating D.

LOCATION

Vauxhall Station and Vauxhall Tube Station are just a ten-minute walk from the flat providing you access to National Rail services and the Victoria line connecting you to central London. Kennington Underground Station is also a ten-minute walk East of Loughborough Street providing you access again to central London via the Northern Line. The nearest bus stop is just 160 meters away. Kennington Lane is well served by frequent bus services into Central London.

DESCRIPTION

As you enter the flat up the staircase, you are greeted by wooden flooring throughout the first floor. The hallway divides up the flat and has two great storage cupboards. The reception is to your left. A fantastic open room, perfect for entertaining guests. A flexible space suitable for a lounging space and ample room for a sizeable dining table. The room benefits from large windows spanning the side of the flat, allowing an abundance of natural light through.

Coming back through the hallway, to the front of the first floor you will find the kitchen. The kitchen is a great size and has a modern linear design. Equipped with a built-in fridge, electric hob & extractor, oven and microwave. There is also plenty of workspace available and storage courtesy of the stylish cabinets. There is space for another dining table, making it a great breakfast room. The kitchen feels light and airy, again benefiting from the large windows.

You will find a charming bookcase at the foot of the stairs heading up to the second floor. At the top of the stairs wooden flooring covers the second floor. To your right you will find the first bathroom. The bathroom is well finished and is equipped with a freestanding bath, shower, W.C and a stone sink basin with a vanity mirror. The bathroom is finished with polished wood and a beautiful, tiled wall that extends into the shower. A large window allows a good amount of light through.

To the rear of the second floor, you will find the superb mezzanine bedroom with ample space for a super-king-size bed. The bedroom has well-designed built-in storage on both ends of the bedroom. The allows natural light through from the windows spanning the side of the flat due to the mezzanine design.

Heading back through the hallway you will find more storage on your left and right. The second bathroom is to your left. Another really well finished bathroom, with fantastic slate tile flooring on the wall and floor, with polished wood finish. The bathroom is equipped with a bath, shower, W.C. and stone sink basin, with a mirror above.

To the front of the second floor, you will find the sizable second bedroom. The bedroom has plenty of space for a king bed and space to add additional storage. The room allows plenty of natural light through a large window. This is a flexible room that could be kept as a bedroom or used as a spacious home study.

LOCAL AUTHORITY

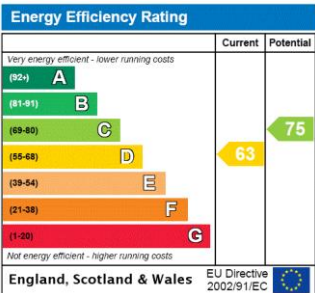
Lambeth, London  
Council Tax Band F

TENURE

Share of Freehold : underlying lease of 125 years from 24 June 2002  
Ground Rent: Nil  
Service Charge: £3,738 per annum

DIRECTIONS

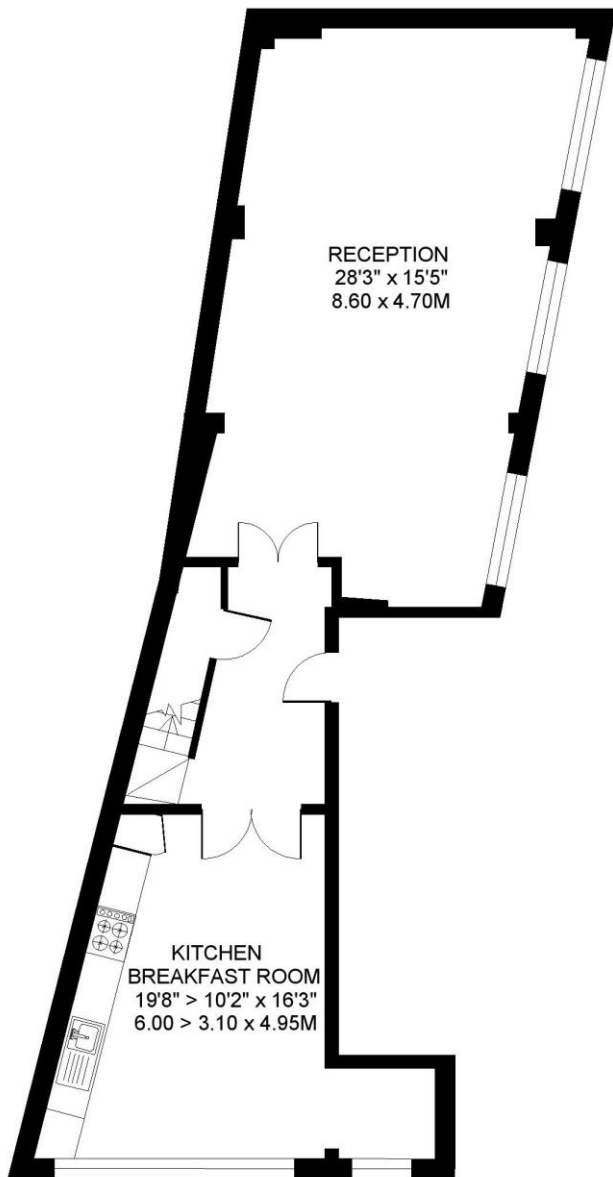
The flat is located on Loughborough Street, between Kennington Lane and Newburn Street. A great location to access all local amenities such as restaurants, pubs and supermarkets. Just a short walk to Vauxhall Station.



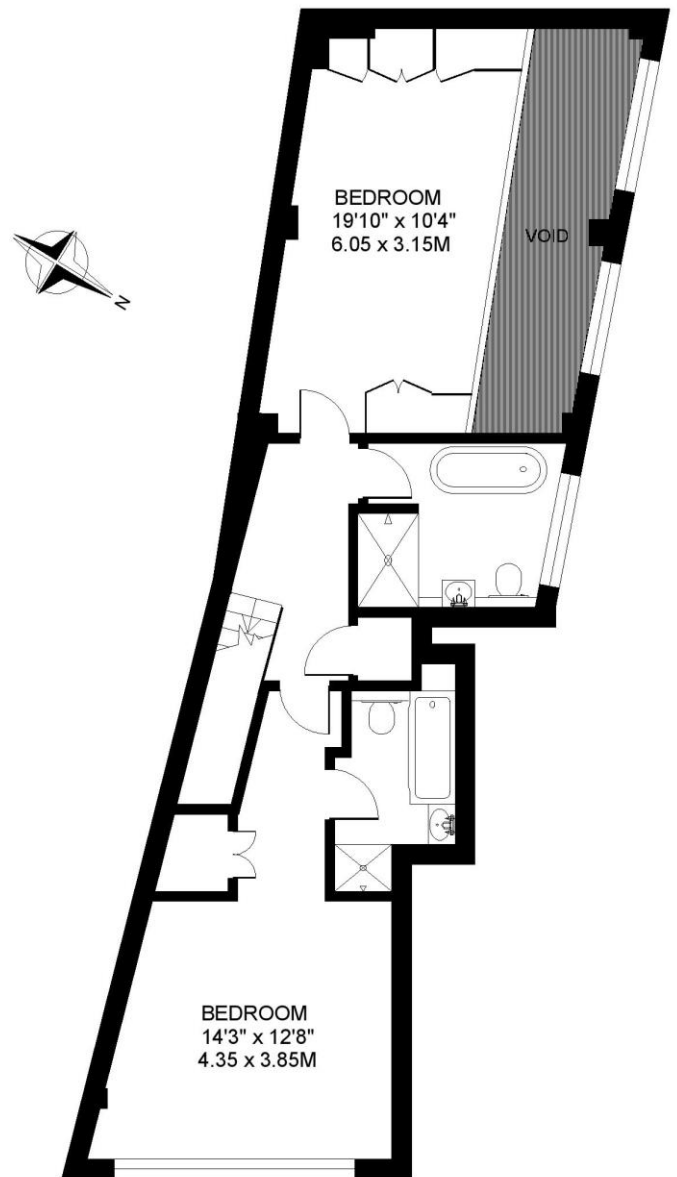


LOUGHBOROUGH STREET. SE11  
2 BEDROOM FLAT

Approximate gross floor area  
1422 SQ.FT. / 132.1 SQ.M.



FIRST FLOOR 754 SQ.FT.



SECOND FLOOR 668 SQ.FT.

*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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