

Knight's House, South Lambeth Road, London, SW8

£525,000 Leasehold

A well-presented two-bedroom split-level garden flat for sale in Little Portugal. Set over the lower and raised ground floors of this purpose-built block. Knight's House is found on South Lambeth Road with excellent transport links as well as an abundance of amenities close by.

Winkworth

LOCATION

Knight's House is located on South Lambeth Road, close to Little Portugal and just a short walk to Vauxhall and Stockwell stations, as well as Vauxhall Park.

DESCRIPTION

Enter the flat on the ground floor and immediately to your right, you will find the large family bathroom. The bathroom is equipped with a bath with overhead shower, extraction, sink with vanity, heated towel rail, and W.C. The bathroom also offers built in storage.

Towards the rear of the raised ground floor, are two double bedrooms, both of which offer pleasant views on to the rear private garden. The larger double bedroom sits to the left and provides plenty of space to accommodate a double bed, desk and additional space reserved for free-standing furniture. Built in storage is also provided. The slightly smaller, but still comfortable second double bedroom, sits to the right and provides built in storage too.

The lower ground floor comprises a wonderful open-plan kitchen dining with a generous reception and direct access to the garden.

The kitchen is equipped with an electric fan-powered oven with gas hob and extraction, space for a dishwasher, washing machine, and large fridge/freezer. Additionally there is more than enough worktop space and plenty of storage. There is further available space to accommodate a dining table and chairs.

The reception found semi open to the kitchen is light and airy and provides plenty of space for multiple sofas and coffee table. The reception also provides access to a spacious rear private garden with a wonderful, decked patio perfect for entertaining during the summer months. There is also separate access to the property via a locked gate at the rear of the garden, perfect for bike access.

Property comes with permitted parking.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground Rent - £10.00 per annum

Service Charge - £1,500.00 per annum

Council Tax Band - B

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – standard

LOCAL AUTHORITY

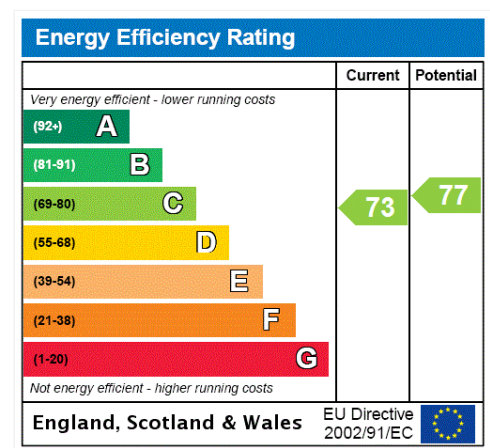
Lambeth Council

TENURE

Leasehold – 125 years from 9 July 1990

DIRECTIONS

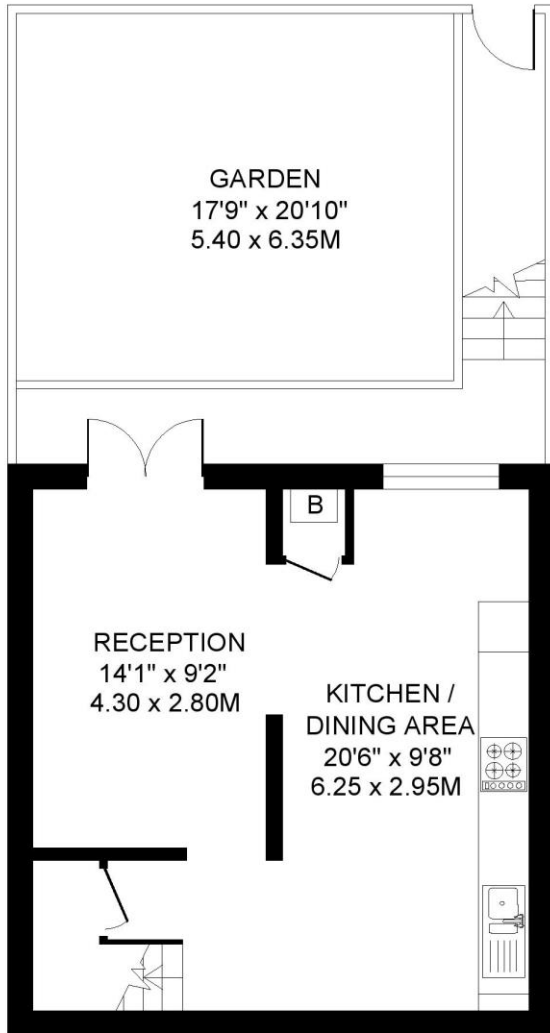
Vauxhall Underground/Overground Station (Victoria & South West Trains) is approximately 0.8 miles. Stockwell Station is approximately 0.4 miles away. South Lambeth Road has a frequent bus service to the City, West End and beyond.



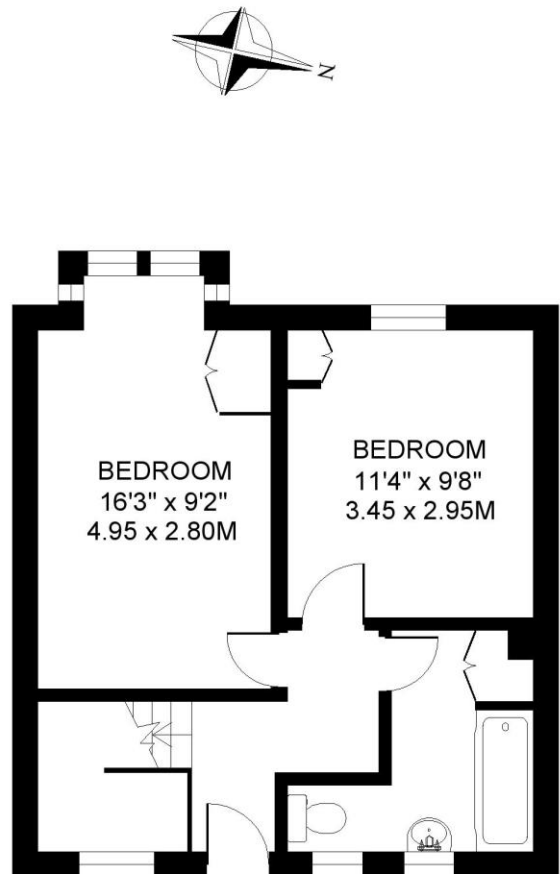


**KNIGHTS HOUSE SW8
2 BEDROOM FLAT**

Approximate gross floor area
810 SQ.FT. / 75.2 SQ.M.



LOWER GROUND FLOOR 400 SQ.FT.



GROUND FLOOR 410 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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Floorplan produced for Winkworth by Floorplanners 07801 228850

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