

## Usborne Mews, London, SW8

£799,950 Leasehold

Winkworth are proud to present this delightful three bedroom mews house just off Fentiman Road. The house presents to a high standard and offers perfect accommodation for a family or young professionals.

## LOCATION

Usborne Mews is an attractive and quiet mews that extends between Palfrey Place and Carroun Road which lies parallel with the southern half of Fentiman Road. The open green space of Vauxhall Park is a short walk away and the Fentiman Arms is always a nice spot to stop by for a quick refreshment or two.

## DESCRIPTION

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Rare to the market is this immaculate, well-presented three-bedroom house (with garage) located in this secure development just off the prestigious Fentiman Road; within easy access of Oval and Vauxhall tube stations.

The property is 953 sq ft situated over three floors and comprises of a modern white high gloss fully fitted kitchen with quality appliances open plan to dining/reception, three bedrooms (one master bedroom and two double bedrooms), limestone shower room with walk-in double shower and contemporary fully tiled family bathroom with shower over bath.

The property boasts a quality finish throughout, built-in storage space, a small front garden and an excellent location.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground Rent - peppercorn

Service Charge - £773.36 per annum

Council Tax Band - F

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected with meter

Heating – gas central heating

Sewerage – mains connected

Broadband – fibre

## LOCAL AUTHORITY

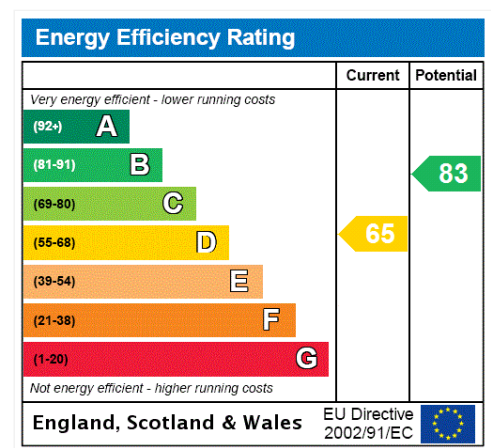
Lambeth, London

## TENURE

Leasehold - 999 years from 1 January 1986

## DIRECTIONS

Oval Underground (Northern Line - 450 meters/0.28miles) or Vauxhall (Victoria Line Underground/National Rail/Bus Station - 1.33 km/0.83 miles) offer easy access into both the West End and the City.



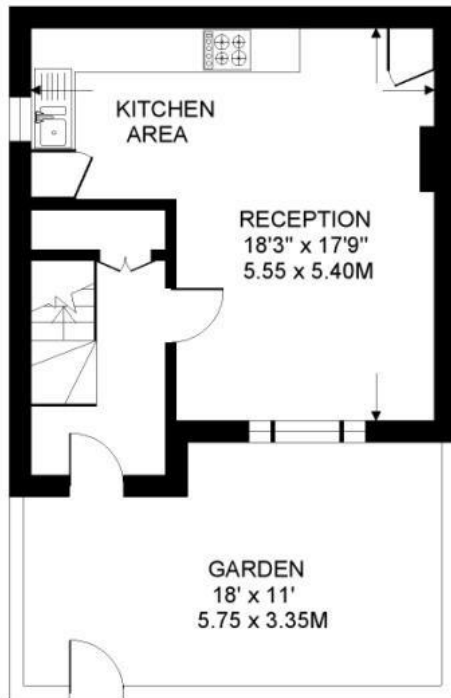


USBOURNE MEWS. SW8  
3 BEDROOM HOUSE

Approximate gross floor area  
953 SQ.FT / 88.5 SQ.M.



SECOND FLOOR 275 SQ.FT.



GROUND FLOOR 338 SQ.FT.



FIRST FLOOR 340 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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