



Vauxhall Street, SE11

£370,000 *Leasehold*

3  1  1 

A three-bedroom flat with private balcony in need of modernisation throughout and located on the top floor of this purpose-built block on Vauxhall Street, nestled between Oval and Vauxhall. EPC rating C

KEY FEATURES

- Private balcony
- Close to Kennington Park & Vauxhall Pleasure Gardens
- Top floor flat
- Great public transport links at Oval & Vauxhall



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DESCRIPTION

Enter the flat on the third floor, and immediately on your right you will find a spacious and bright bathroom with two windows. Currently there is a bath, basin and W.C.

Behind sits one double bedroom with views over Vauxhall Street and the two further bedrooms are found at the front of the flat.

At the rear you will find a spacious sitting room with a small private balcony attached. The sitting room offers plenty of living space and flows nicely into the kitchen connected, also generous in size.

The kitchen, whilst in need of replacement throughout, offers a brilliant space with plenty of space for work surfaces and storage. A small kitchen table and chairs could also be accommodated.

Whilst the flat requires modernisation throughout, it offers fantastic opportunity and potential throughout.





MATERIAL INFO

Tenure: Leasehold

Term: a new 125 year lease (125 years and 0 months)

Service Charge: £2,794.52 per annum

Ground Rent: Nil

Local Authority: Lambeth

Council Tax Band: B

EPC rating: C

PARKING

Residents permit parking available through Lambeth Council.

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – mains connected

Sewerage – mains connected

Broadband – Ultrafast broadband

LOCATION

Brockwell House is located on Vauxhall Street which leads onto Kennington Oval. A short walk away you will find local supermarkets, restaurants, pubs and delicatessens on Kennington Road and Vauxhall. Closely located are both Kennington Park and Vauxhall Park and Vauxhall Pleasure Gardens.

DIRECTIONS

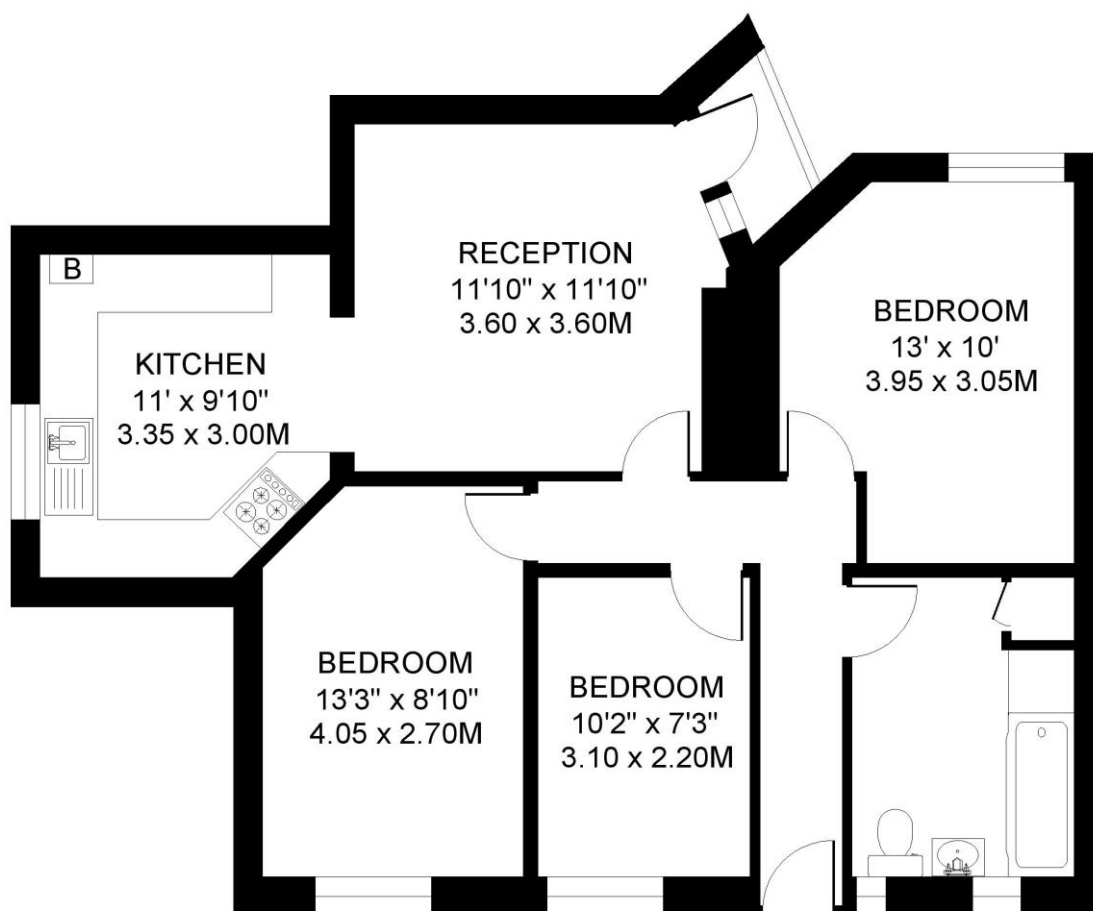
Oval Underground Station (Northern Line) is approximately 0.3 miles away and Vauxhall Underground/Overground Station (Victoria Line & National Rail) is approximately 0.4 miles away. The area is also well served by frequent bus services.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**BROCKWELL HOUSE SE11
3 BEDROOM FLAT**

Approximate gross floor area
736 SQ.FT. / 68.3 SQ.M.



FOURTH FLOOR

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