



Tradescant Road, London, SW8

£445,000 Share of Freehold

A charming one-bedroom flat with a private patio garden to the rear. This ground floor flat is set within a period conversion on the ever-popular Tradescant Road in Vauxhall. EPC Rating D

LOCATION

The flat is situated on Tradescant Road, a quiet residential street between South Lambeth Road and St. Stephens Terrace. The Vauxhall/Nine Elms/Battersea Opportunity Area are within close proximity whilst Battersea Power Station is less than a 30-minute walk away. Local restaurants, pubs and shops are moments away, including the wonderful Canton Arms.

DESCRIPTION

Entering the flat and into the reception space located at the front of the flat. The large bay window illuminates the room whilst the beautiful shutters provide excellent privacy and is wonderfully light due to the West facing aspect. It is a fantastic room to relax and unwind.

Adjacent is the generous sized bedroom which is suitable for a large double bed and benefits from the morning light given the East facing aspect. You will find built in storage along with further space to add further freestanding storage.

Heading down the hallway, large storage cupboards are on your right whilst access to the garden is on your left. Continuing through the flat is the kitchen which is finished well and has plenty of storage and workspace. You will find a gas hob & oven and space for utilities. The space is suitable for a small dining table.

The rear of the flat houses the bathroom which is tiled throughout and contains a bath with overhead shower, sink, heated towel rack and W/C.

The private patio garden wraps around the side and rear of the flat and is great little slice of private outside space to enjoy the warmer months.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Ground Rent - Nil
Council Tax Band - C

PARKING

Residents permit through Lambeth Council

UTILITIES

- Gas – mains connected
- Electricity – mains connected
- Water – mains connected
- Heating – gas central heating
- Sewerage – mains connected
- Broadband – superfast fibre available

LOCAL AUTHORITY

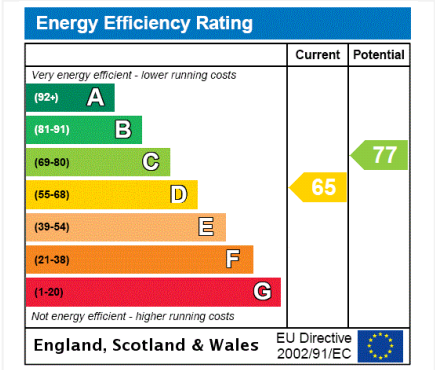
Lambeth Council

TENURE

Share of Freehold - 999 years from and including 30 July 2013

DIRECTIONS

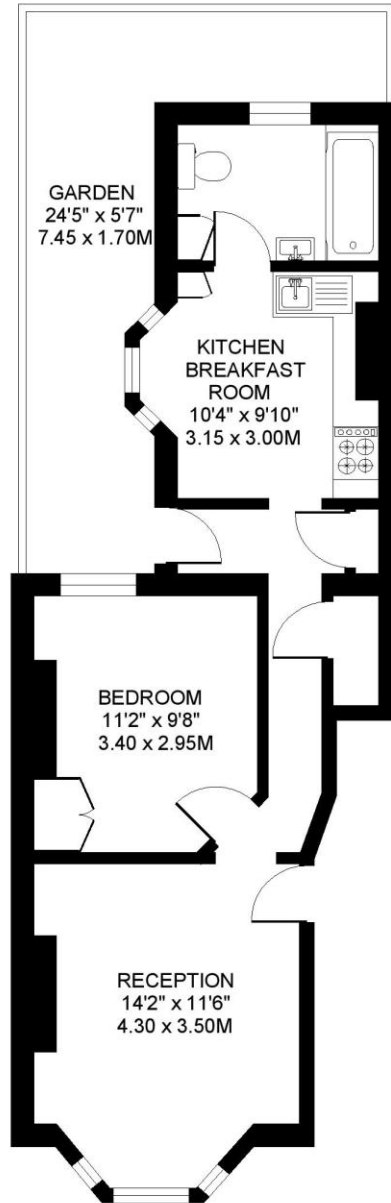
Nine Elms Underground Station (Northern Line) is approximately 0.4 miles away. Vauxhall Underground and Railway Station (Victoria Line and South Western Rail) is approximately 0.7 miles away. South Lambeth Road is well served with frequent bus services.





TRADESCANT ROAD. SW8
1 BEDROOM FLAT

Approximate gross floor area
488 SQ.FT / 45.3 SQ.M.



GROUND FLOOR

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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