



Lawn Lane, SW8

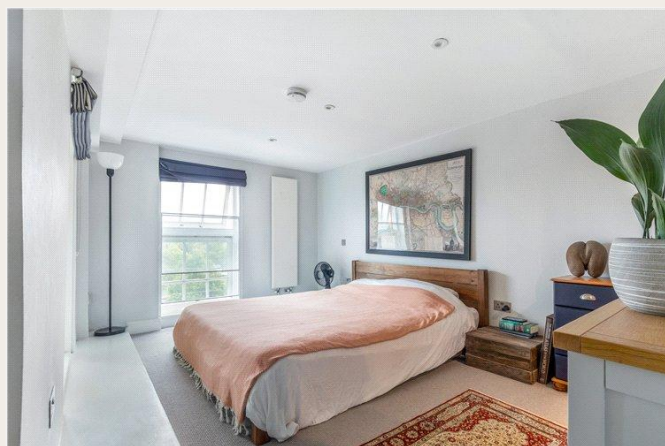
£795,000 *Share of Freehold*



This excellent two-bedroom apartment is on the third floor of this popular development in Vauxhall; it is a converted school and comes with secure parking. EPC rating B

KEY FEATURES

- Share of Freehold
- Allocated parking space
- Excellent condition
- Secure gated school conversion
- Close to Vauxhall Park



Kennington

020 7587 0600 | kennington@winkworth.co.uk

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DESCRIPTION

As you enter through the hallway, you're immediately drawn into the fantastic kitchen area. Featuring engineered wooden flooring, two large sash windows, an abundance of work top space and storage as well as integrated appliances. There's ample space for a large dining table and chairs, perfect for both everyday living and entertaining.

Further along the hallway is the main bathroom, beautifully finished to a high standard. It includes a walk-in shower, a vanity unit with integrated storage, and a W.C.

At the end of the hall, you'll find the first bedroom, a generously sized double with plenty of space for a wardrobe and additional freestanding furniture.

Upstairs, the mezzanine has been thoughtfully extended to create a spacious reception area. This versatile room comfortably accommodates an L-shaped sofa, a desk, and a TV setup, ideal for relaxing or working from home.

Adjacent to the reception is the main bedroom, which offers a comfortable space to relax in the evening. It features a walk-in wardrobe and a stylish ensuite bathroom; both finished to a high standard.





MATERIAL INFO

Tenure: Share of Freehold

Term: 999 years from 25 March 2017 (990 year and 6 months remaining)

Service Charge: £4,811 per annum (inc. Reserve Fund and car parking space) 2025/2026

Ground Rent: Nil

Local Authority: Lambeth

Council Tax Band: E

EPC rating: B

PARKING

Secure off street parking space

UTILITIES

Electricity – Mains connected

Water – Mains connected

Heating – Gas central heating

Sewerage – Mains connected

Broadband – Ultrafast Broadband

LOCATION

The Academy is situated on Lawn Lane, nestled between the tranquil greenery of Vauxhall Park and the charming Bonnington Square. Public transport is within a five-minute walk to Vauxhall Stations and a fifteen-minute bike ride to Westminster. With the Nine Elms re-generation taking shape just down the road, this area is fast emerging as a vibrant new London hotspot.

DIRECTION

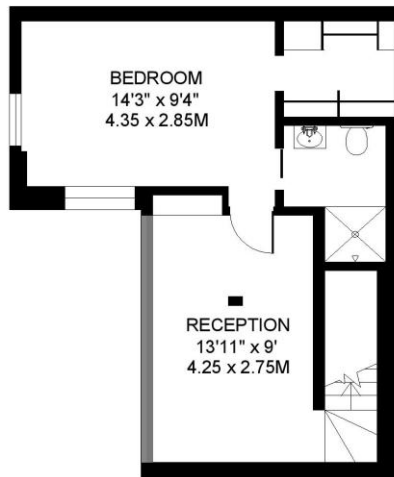
Offering convenient access to the West End and the City, Vauxhall Bus Terminal, Overground and Underground Stations (National Rail & Victoria Line) are 0.3miles away (approximately 5 minutes' walk). Oval Underground Station (Northern Line) is 0.6miles away (approximately 10 minutes' walk). Pimlico and Westminster are also close by and just across Vauxhall Bridge.

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.

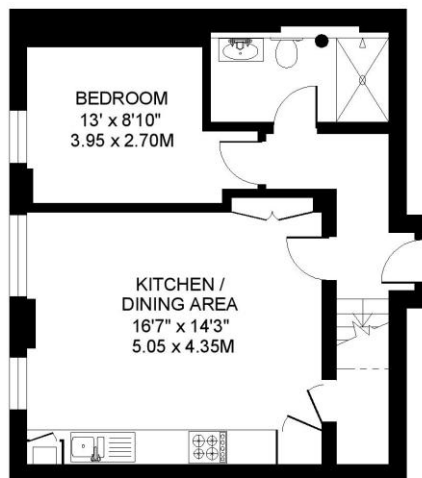
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THE ACADAMY SW8
2 BEDROOM FLAT

Approximate gross floor area
888 SQ.FT / 82.5 SQ.M.



FIFTH FLOOR 393 SQ.FT.



FOURTH FLOOR 495 SQ.FT.

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for every step...

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