



Kennington / Oval Sales, 4-6 Clapham Road, London SW9 0JG
T 020 7820 4100 E ovalsales@ludlowthompson.com W www.ludlowthompson.com

HARLEYFORD ROAD VAUXHALL



OIEO **£600,000 FOR SALE**

REF: 2610906

2 Bed, Conversion Apartment, Permit Parking

Split over Two Floors - Wooden flooring - Close to Vauxhall and Oval stations - 3D tour link: <https://spec.co/s/nrr9> - Grade II Listed - Share of Freehold

Stunning top floor split level apartment a few minutes walk to Vauxhall station (Victoria Line and National Rail) with Share of Freehold. This Grade II listed property comprises a large reception room and a generous size kitchen downstairs and two good size double bedrooms and a family bathroom upstairs. It also benefits from various period features, plenty of natural light throughout and a high decorative order. The area is vibrant with many restaurants, bars, and shops close by as well as st... [continue](#)

Train/Tube - Vauxhall, Oval, Kennington, Pimlico

Local Authority/Council Tax - Lambeth

Tenure - Share of Freehold

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729 sqft / 67.7 sqm



Living room



Kitchen



Living room



Bedroom 1



Bedroom 1



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Bathroom



Bedroom 2



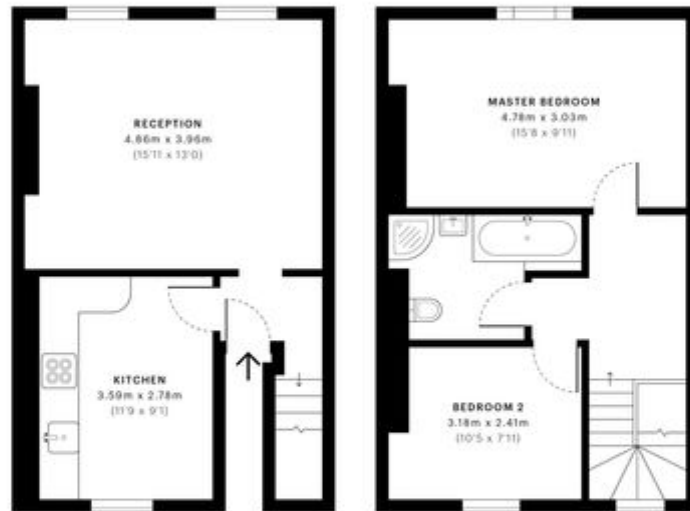
Bedroom 2



HARLEYFORD ROAD VAUXHALL



	Harleyford Road, SE11		GROSS INTERNAL AREA 67.7 Sqm / 729.1 Sqft
	STARTING DATE 26/09/2019	LAYER COUNT POINTS 32,961,080	



— First Floor

— Second Floor

GROSS INTERNAL AREA The sum of the areas 67.7 Sqm / 729.1 Sqft	NET AREA (EXCLUDES) Excludes walls and structural elements 62.2 Sqm / 669.4 Sqft	EXTERNAL STRUCTURAL FEATURES Includes terraces, balconies etc. 0.0 Sqm / 0.0 Sqft	RESTRICTED HEAD HEIGHT Areas less than 2.0m 0.0 Sqm / 0.0 Sqft
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Spec: Floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured to the scan.

SPN: 01 402020706
64.8 Sqm / 703.7 Sqft

SPN: 01 402020706
62.2 Sqm / 669.4 Sqft

SPN: 01
6284424548340220424084708

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Stunning top floor split level apartment a few minutes walk to Vauxhall station (Victoria Line and National Rail) with Share of Freehold. This Grade II listed property comprises a large reception room and a generous size kitchen downstairs and two good size double bedrooms and a family bathroom upstairs. It also benefits from various period features, plenty of natural light throughout and a high decorative order. The area is vibrant with many restaurants, bars, and shops close by as well as street food markets, the Oval Cricket Ground, and Thames Riverside Walk. Vauxhall Park and Vauxhall Pleasure Gardens are nearby for those who wish to pursue physical activities. Oval underground station is also less than 10 minutes walk away giving access to the Northern Line. Call the sales team on 020 7820 4141 to book a viewing

729 sqft / 67.7 sqm

<https://spec.co/s/nrf4>

Tenure Details

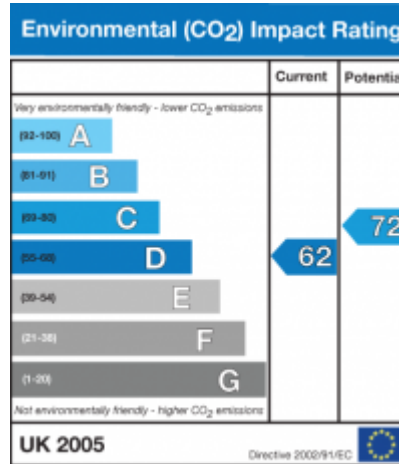
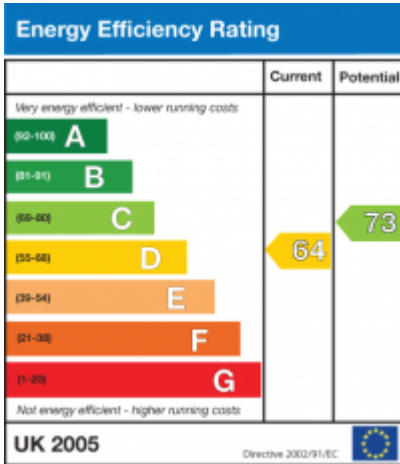
Tenure - Share of Freehold

Lease Length - years

Service Charges - £230 per year

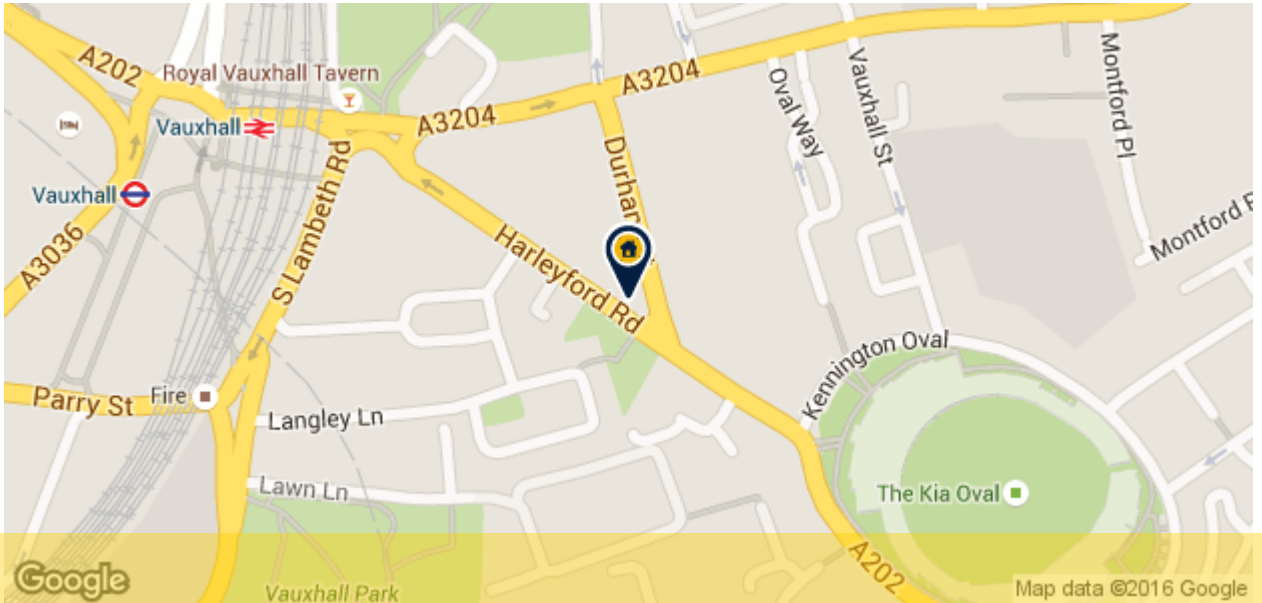


HARLEYFORD ROAD VAUXHALL





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CALL 020 7820 4100

REF: 2610906

When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Kennington / Oval Sales Office quoting 2610906

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.