



**Kennington / Oval Sales**, 12 Clapham Road, London SW9 0JG  
T 020 7820 4100 E [ovalsales@ludlowthompson.com](mailto:ovalsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## SOUTH LAMBETH ROAD OVAL



**£450,000 FOR SALE - CHAIN FREE**

**REF: 2797484**

### **2 Bed, Purpose Built Apartment, Shared Terrace, Permit Parking**

Two Large Double Bedrooms - Secure Entry System - 5 Minutes Walk To Nine Elms Tube - Chain Free - Communal Roof Terrace - Beautiful Period Mansion Block

Attractive and well-proportioned flat within an impressive Victorian block, situated moments away from Nine Elms Station and close to Vauxhall Park. The property benefits from a secure entry system, access to the communal roof terrace, and it is chain free. The flat comprises two larger than average double bedrooms, a charming and bright reception room with custom built in storage, a feature fire surround and space for a desk area as the current owners have added. The spacious kitchen is contemp... [continued below](#)

**Train/Tube** - Vauxhall, Oval, Stockwell, Nine Elms

**Local Authority/Council Tax** - Lambeth

**Tenure** - Leasehold

**ludlowthompson**



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# SOUTH LAMBETH ROAD OVAL



Exterior



Main Bedroom



Shower Room



Shower Room



Kitchen



Reception



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# SOUTH LAMBETH ROAD OVAL



Main Bedroom



Bedroom 2



Bedroom 2



Terrace View



Roof Terrace



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# SOUTH LAMBETH ROAD OVAL



**Victoria Mansions, SW8**  
 CAPTURE DATE: 25/10/2021 LATEST SURVEY POINTS: 1,443,624  
 GROSS INTERNAL AREA: 59.70 sqm / 642.61 sqft



 GROSS INTERNAL AREA (GIA) Per the floor plan of the property 59.70 sqm / 642.61 sqft	 NET INTERNAL AREA (NIA) Excludes walls and external features Excludes outbuildings, unenclosed terraces 53.70 sqm / 578.90 sqft	 NETTYPES STRUCTURAL FLOOR AREA Excludes terraces, outbuildings 0.00 sqm / 0.00 sqft	 ALL MEASUREMENTS TAKEN IN ACCORDANCE WITH THE R.I.C.S. CODE OF MEASUREMENT PRACTICE 0.00 sqm / 0.00 sqft
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**spec** Verified  **RICS** Chartered Property Measurement

Specs Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and graphics are illustrative only and 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 measurement captured in the scan. [www.rics.co.uk/standards/property-measurement](http://www.rics.co.uk/standards/property-measurement)

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.



## SOUTH LAMBETH ROAD OVAL



Attractive and well-proportioned flat within an impressive Victorian block, situated moments away from Nine Elms Station and close to Vauxhall Park. The property benefits from a secure entry system, access to the communal roof terrace, and it is chain free.

The flat comprises two larger than average double bedrooms, a charming and bright reception room with custom built in storage, a feature fire surround and space for a desk area as the current owners have added. The spacious kitchen is contemporary yet in keeping with the period nature of this building, including beautiful wood counters, slate effect flooring and a delightful Belfast sink. The shower room has on trend dark wood cabinets and stunning muted grey floor and wall tiles. Wood engineered flooring and spotlighting enhance this apartment's fresh and contemporary charm.

Victoria Mansions is situated on South Lambeth Road ideally located for 'Little Portugal'; a collection of authentic Portuguese cafés, restaurants and bars. Located only a 5 minutes' walk to Nine Elms Station (Northern Line) and a 10 minutes' walk to Vauxhall (Victoria Line and Overground) all offering an abundance of links into London and beyond. There are also many cycle routes from this central location. Also conveniently located close to the historic and award winning Vauxhall Park which includes a tennis court, basketball court and a children's playground.

### Tenure Details

Tenure - Leasehold

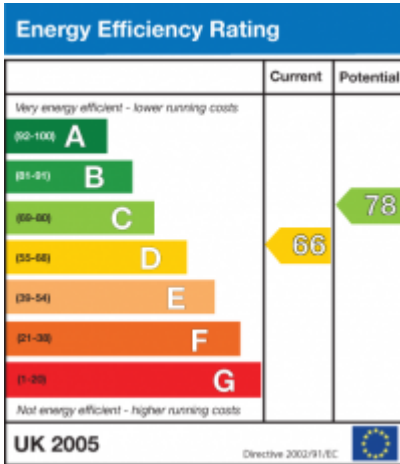
Lease Length - 178 years

Service Charges - £1041.37 per year

Ground Rent - £10 per year



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## SOUTH LAMBETH ROAD OVAL



**CALL 020 7820 4100**

**REF: 2797484**

### **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 2797484**

### **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.