



**Kennington / Oval Sales**, 12 Clapham Road, London SW9 0JG  
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## WESTMINSTER BRIDGE ROAD LAMBETH



**£750,000 FOR SALE**

**REF: 2840982**

### **2 Bed, Complex Apartment, Private Terrace & Private Balcony, 1 Allocated Parking Space**

**Amazing Transportation Links - Spacious and Bright - Close To Tubes - Prime Location - Private Terrace - Modern Finish**

An outstanding two bedroom apartment boasting a large private terrace, an incredible location and a brilliant modern finish! Comprising two double bedrooms, a bathroom and an ensuite shower room in the main bedroom, a large reception with an open-plan kitchen and a massive private terrace! Located literally 1 minute away from Lambeth North tube station (Bakerloo), and a 5 minute walk from Archbishop's Park, 0.3 mile from Imperial War Museum, 0.4 mile from Florence Nightingale Museum, 0.6 mil... [continued below](#)

**Train/Tube - Lambeth North, Waterloo, Elephant & Castle, Southwark**

**Local Authority/Council Tax - Lambeth**

**Tenure - Share of Freehold**

**ludlowthompson**



# WESTMINSTER BRIDGE ROAD LAMBETH



Terrace



Terrace



Reception / Kitchen



Reception / Kitchen



Reception / Kitchen



Reception / Kitchen



# WESTMINSTER BRIDGE ROAD LAMBETH



Bedroom 2



Bedroom 2



Bathroom



Main Bedroom



Main Bedroom



Ensuite



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# WESTMINSTER BRIDGE ROAD LAMBETH



Exterior



# WESTMINSTER BRIDGE ROAD LAMBETH



flxp

The Perspective, SE1

CAPTURE DATE: 15/03/2022 LAYER SEPARATORS: 3,090,364

GROSS INTERNAL AREA

66.17 sqm / 712.25 sqft



GROSS INTERNAL AREA (GIA)  
The total area of the property  
66.17 sqm / 712.25 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes outdoor, unenclosed areas  
62.87 sqm / 676.72 sqft

NETTING STRUCTURES (COVERED)  
Excludes terraces, pergolas etc.  
42.77 sqm / 460.37 sqft

APPROXIMATE GROSS EXTERNAL  
AREA (GEEA) (SEE NOTE 13)  
0.00 sqm / 0.00 sqft



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.

NET GROSS EXTERNAL AREA (GEEA) 115.25 sqm / 1246.14 sqft  
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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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Comprising two double bedrooms, a bathroom and an ensuite shower room in the main bedroom, a large reception with an open-plan kitchen and a massive private terrace!

Located literally 1 minute away from Lambeth North tube station (Bakerloo), and a 5 minute walk from Archbishop's Park, 0.3 mile from Imperial War Museum, 0.4 mile from Florence Nightingale Museum, 0.6 mile from the London Eye and 0.7 mile from Elephant & Castle underground and rail stations (Bakerloo, Northern / Thameslink, Southeastern).

The area is heavily packed with attractions, bus links and local amenities.

## Tenure Details

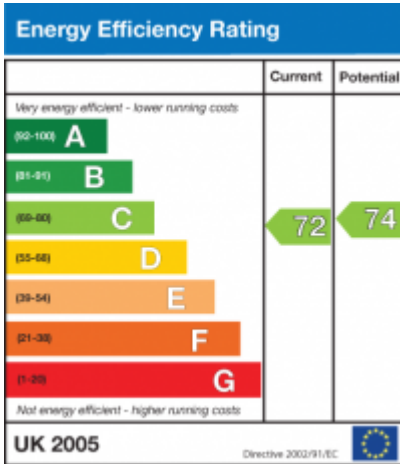
Tenure - Share of Freehold

Lease Length - 978 years

Service Charges - £1300 per quarter



# WESTMINSTER BRIDGE ROAD LAMBETH





# WESTMINSTER BRIDGE ROAD LAMBETH



**CALL 020 7820 4100**

**REF: 2840982**

## **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 2840982**

## **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.