



**Kennington / Oval Sales**, 12 Clapham Road, London SW9 0JG  
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# MILL POND CLOSE VAUXHALL



**SOLD**

**REF: 294868**

## **2 Bed, Purpose Built Apartment, Communal Garden, 1 Allocated Parking Space**

Residents Manage - Private Allocated Parking - Underfloor and Ceiling Heating - Close to new Nine Elms Zone 1 Tube - Gated Development - Two Bathrooms

PRIVATE GATED COMPLEX, JULIET BALCONY, UNDERFLOOR HEATING THROUGHOUT! Smart first floor apartment within this private gated complex with private parking. Located very close to the Nine Elms Development where a new zone 1 tube is due to open 2020. Boasting two large double bedrooms, one with ensuite and one main bathroom. Generous reception room with a Juliet balcony spacious and a separate modern fully fitted kitchen. The wide entrance hallway gives that extra feeling of space with additional s...  
**continued below**

**Train/Tube** - Vauxhall, Stockwell, Queenstown Road, Battersea Park  
**Local Authority/Council Tax** - Lambeth

**Ludlow Thompson**



# MILL POND CLOSE VAUXHALL



Kitchen



Reception Room



Bedroom One



Bedroom One Aspect 2



Ensuite



Bedroom Two



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# MILL POND CLOSE VAUXHALL



Bedroom Two Aspect 2



Bathroom



Private Gated Complex



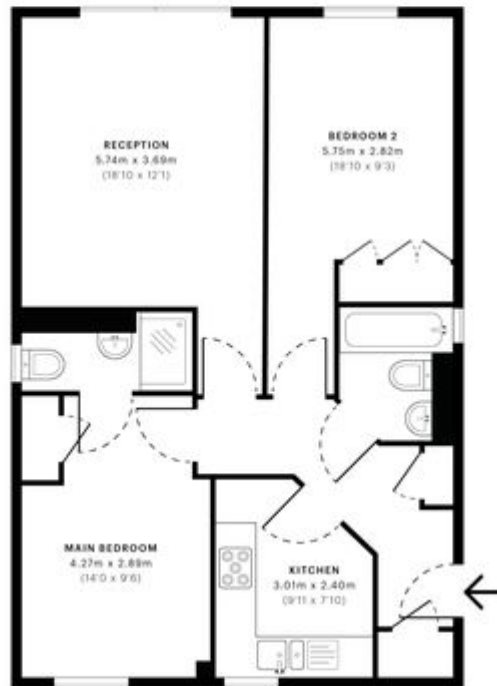
Communal Garden



# MILL POND CLOSE VAUXHALL



**ludlowthompson** **Mill Pond Close, SW8** GROSS INTERNAL AREA  
 CAPTURE DATE: 06/10/2020 LATEST SURVEY DATE: 30/04/2018 **66.29 sqm / 713.54 sqft**



GROSS INTERNAL AREA (GIA) Per the RICS Code of Practice <b>66.29 sqm / 713.54 sqft</b>	NET INTERNAL AREA (NIA) Excludes walls and external features Including windows, air-conditioning <b>62.23 sqm / 669.84 sqft</b>	STRUCTURAL FLOOR AREA Excludes structural elements <b>0.00 sqm / 0.00 sqft</b>	FLOOR AREA Excludes structural elements <b>0.00 sqm / 0.00 sqft</b>
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**spec Verified** **RICS** **Chartered Property Measurement**

Specified 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 heights and widths are the maximum points of measurement captured in the scan.

see us anytime, 66.84 sqm / 720.21 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 of furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



# MILL POND CLOSE VAUXHALL



**PRIVATE GATED COMPLEX, JULIET BALCONY, UNDERFLOOR HEATING THROUGHOUT!**

Smart first floor apartment within this private gated complex with private parking. Located very close to the Nine Elms Development where a new zone 1 tube is due to open 2020. Boasting two large double bedrooms, one with ensuite and one main bathroom. Generous reception room with a Juliet balcony spacious and a separate modern fully fitted kitchen. The wide entrance hallway gives that extra feeling of space with additional storage. Extra benefits are underfloor and ceiling heating throughout and positioned peacefully at the end of the block. The communal garden is beautifully maintained throughout the year, as well as constant upkeep of the communal areas. There is a private parking space allocated to this apartment. Both Stockwell Tube (Northern/Victoria Lines) and Vauxhall Station (British Rail/Victoria Line) are within walking distance. It is also served with great bus routes. Extra local attractions are Battersea Park, the new US Embassy and New Covent Garden Market. Call 020 7820 4141 now to book a viewing.

Kitchen

Reception Room

Bedroom One

Bedroom One Aspect 2

Ensuite

Bedroom Two

Bedroom Two Aspect 2

Bathroom

Private Gated Complex

Communal Garden

## Tenure Details

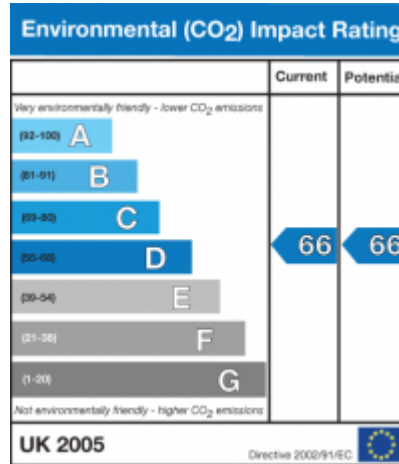
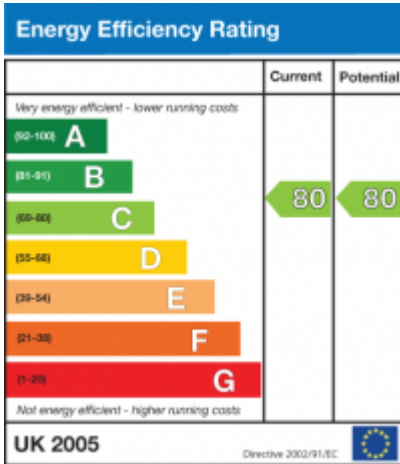
Tenure - Leasehold

Lease Expires - 160 years

Service Charges - £1550 per year



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**CALL 020 7820 4100**

**REF: 294868**

## **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 294868**

## **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.