



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

SOUTH LAMBETH ROAD OVAL



SOLD

REF: 519626

2 Bed, Purpose Built Apartment, Private Garden, Permit Parking

Fantastic Location - Private garden - Great spaces for entertaining - Beautifully finished throughout - Moments from Vauxhall Station - Open-plan kitchen/dining room

A gorgeous, beautifully-finished house, superbly located a 10 minute walk to Vauxhall Station (Victoria & National Rail) and close to all of Vauxhall's amenities. The property offers an open-planned kitchen/dining area with luxury kitchen and wooden floors throughout. This area leads onto a spacious garden and patio area- a perfect spot for entertaining. The apartment also offers an extra room on the ground floor which can be used as a study/home office or as a separate dining room. The proper... **continued below**

Train/Tube - Vauxhall, Oval, Stockwell, Pimlico

Local Authority/Council Tax - Lambeth

Tenure - Leasehold

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Kitchen



Garden



Kitchen



Garden



Study/dining room



Study/dining room



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Bedroom 1



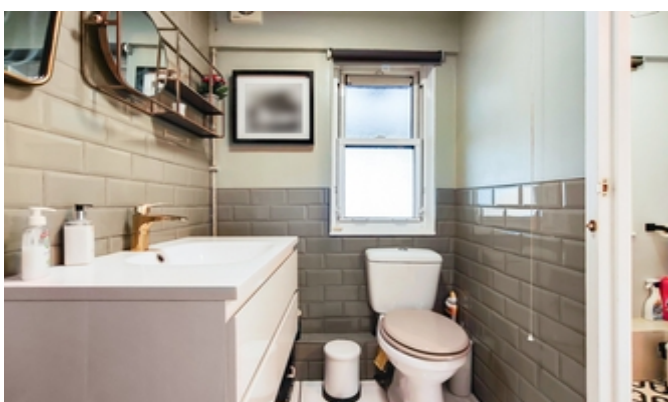
Bedroom 1



Bedroom 2



Bathroom



Bathroom



Exterior



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Exterior



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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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The property offers an open-planned kitchen/dining area with luxury kitchen and wooden floors throughout. This area leads onto a spacious garden and patio area- a perfect spot for entertaining. The apartment also offers an extra room on the ground floor which can be used as a study/home office or as a seperate dining room. The property's two double bedrooms are all generously sized and have been decorated to a very high standard. The bathroom is beautifully tiled and is very spacious.

Tenure Details

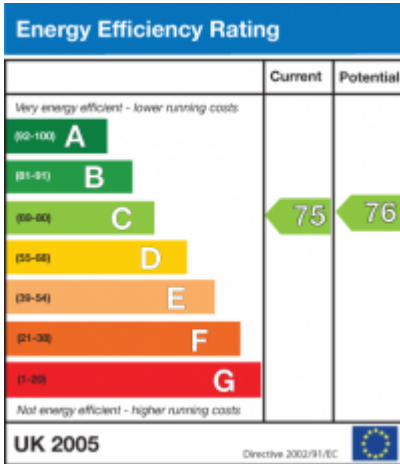
Tenure - Leasehold

Lease Expires - 93 years

Service Charges - £100 per month

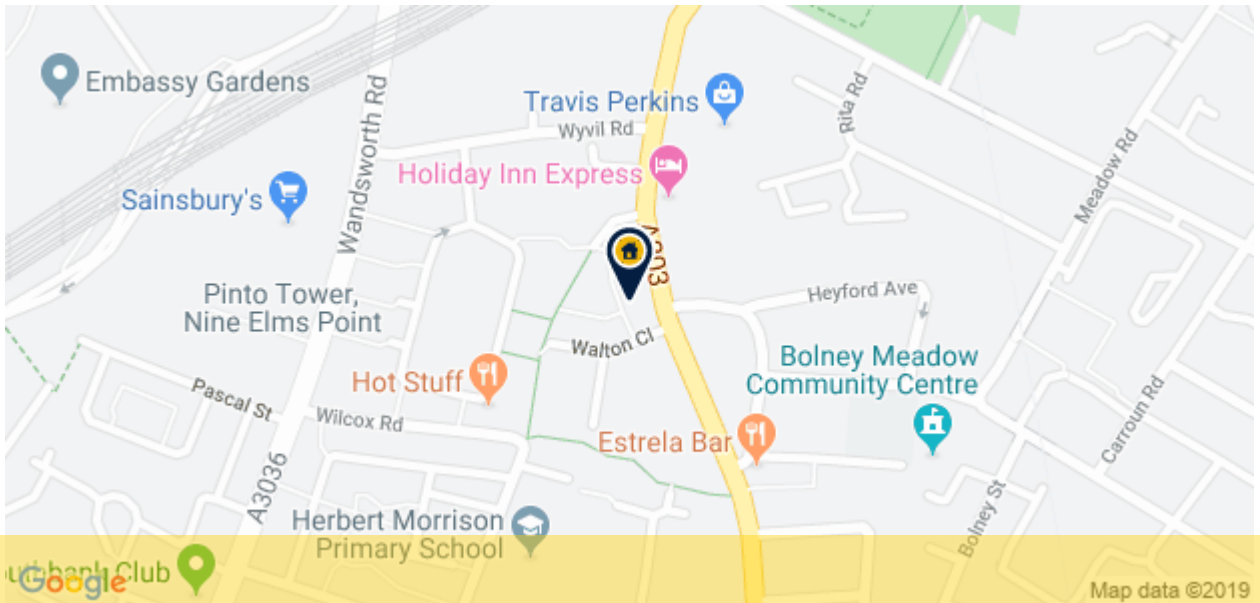


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When you want to view a property through us it helps to bear in mind the following:

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 519626

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.