



70 Sancroft Street, London  
SE11

GARTON JONES.COM



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## £650,000 Leasehold

Discover a well-presented 2-bedroom apartment for sale in Palm House, a modern development situated on Sancroft Street, just off Black Prince Road. Offering approximately 736sq.ft (68sq.m) of living space, this property features an open-plan reception room with a stylish integrated kitchen, perfect for entertaining. Enjoy your own private balcony, as well as a modern bathroom suite and the convenience of generous storage throughout.

Palm House benefits from its prime location a short walk from the River Thames, offering pleasant riverside walks. You'll find excellent transport connections within easy reach, with Kennington and Vauxhall stations providing rail, tube, and bus links. The area boasts a rich history and culture, with iconic landmarks such as the Houses of Parliament, Lambeth Palace, and the Imperial War Museum just a short stroll away. Residents also enjoy a diverse selection of bars, restaurants, shops, and leisure facilities right on their doorstep, as well as the lovely green space of Vauxhall Pleasure Gardens, making this a desirable London address.

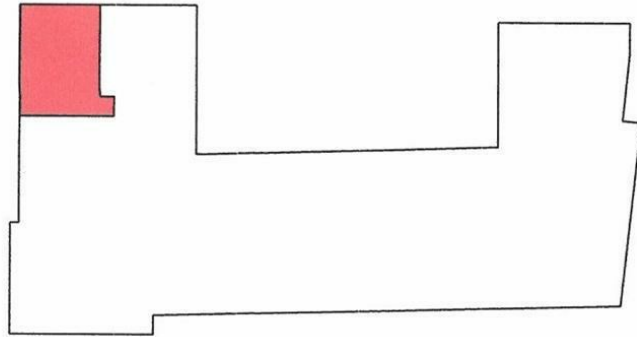
Please note: This property is currently tenanted until May 2027 with the earliest date for vacant possession May 2026, generating a rental income of £2,280 per calendar month, representing a gross rental yield of 4.21%.

Please note furniture may differ to that shown in the current photos.

- 2 Bedrooms
- 735sq.ft (68sq.m)
- 3rd Floor (With Lift) of 7 Floors
- Bathroom
- Open Plan Reception
- Modern Integrated Kitchen
- Balcony
- Bicycle Storage
- 4.21% Gross Rental Yield
- 0.5 Miles to Vauxhall Station



EPC certificate available on request.



Internal area: 68 sq m 736 sq ft

2 Bedroom

Living /Dining incl. kitchen  
7.2m x 3.7m 23'6" x 12'1"

Master Bedroom

3.7 x 3.5m 12'1" x 11'5"

Bedroom 2

3.0 x 2.8m 9'9" x 9'2"

external area

2.8 sqm 31 sqft

