



The Vat House
27 Regents Bridge Gardens, SW8





A rare opportunity - spacious, light and airy modern one-bedroom ground-floor flat in a secluded gated Victorian heritage estate in Vauxhall SW8 close to all public transport.

A quiet oasis in the centre of London created from the former Sarsons Vinegar Factory. Swimming pool, gym, secure bike store and communal gardens.

Original features: high ceilings, exposed beams. 31ft open plan living room. Large double bedroom and bathroom and modern fully fitted open plan kitchen. Fitted cupboards, mirrors, curtains and carpets. Ground floor, disabled access and great security.

Located in a delightful, secure gated estate, with 24/7 CCTV cameras security, bike shed, onsite caretaker. Swimming pool, gym, table tennis room and gardens. Close to Houses of Parliament and the American Embassy. Parking is available at a separate negotiations.

- Large Gated Spacious 1 Bedroom Apartment
- Sarsons Vinegar Factory Conversion
- Parking Available
- Gym, Swimming pool and concierge
- Furnished
- Moments from Vauxhall Tube, Train & Bus

£2,500 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

chestertons.co.uk/property-to-rent/applicable-fees

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
90-100 A		
81-90 B		
71-80 C		
61-70 D		
51-60 E		
41-50 F		
31-40 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Minimum Term: 12 months
Deposit Required: £2,884.62
Local Authority: Lambeth
Council Tax Band: E
EPC Rating: D
Furnished

Chestertons Battersea Park & Nine Elms Lettings

62-64 Battersea Bridge Road
 London
 SW11 3AG

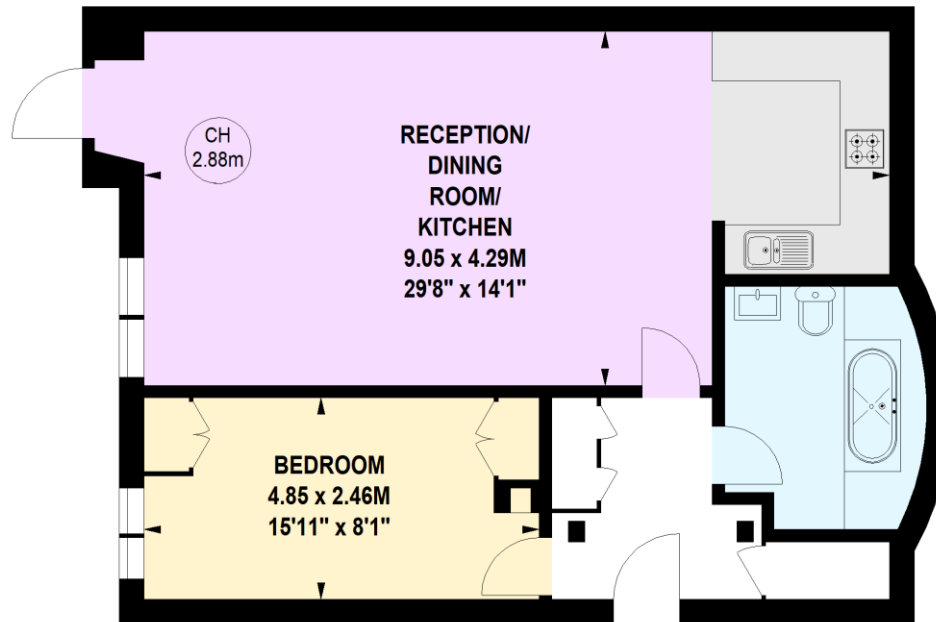
batterseapark@chestertons.co.uk
 02030408269
chestertons.co.uk

The Vat House, Regents Bridge Gardens, SW8

Approximate gross internal area

64.10 sq m / 690 sq ft

Key :
CH - Ceiling Height



Raised Ground Floor

**Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only**

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable