Gasholder Place, London, Greater London, SE11 5AU

Guide Price **£1,450,000**

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

- Three bedrooms
- Private balcony
- London Skyline Views
- Two bathrooms
- 8th floor with lift access
- No onward chain

A stunning three bedroom, two bathroom apartment within the award winning Oval Village development.

Located on the 8th floor and benefiting from a dual aspect, with easterly views across London's iconic City of London and southerly views down the central landscaping.

This spacious apartment offers approx. 1100 sq. ft. of internal space. The interior has been carefully crafted for a contemporary modern look and designed for ease of living with an open plan living space opening onto a private balcony, fully equipped kitchen with a stone worktop. Other features include comfort cooling, floor-to-ceiling windows, and a utility cupboard.

Residents' facilities include a 24-hour concierge, private residents' lounge, business meeting room, gym with separate fitness studio, swimming pool, private landscaped garden, and communal roof terrace.

Oval Village is located in zone 1, Central London, ideally located less than a 10-minute walk away from three tube stations, and surrounded by green space and award-winning parks.

Positioned next to the famous Oval Cricket Ground, a short stroll from the majestic River Thames, surrounded by trendy shops, bars, and restaurants, this location is unparalleled.

Strategically situated in Zone 1 of Central London, Oval Village places you within a 10-minute walk of three tube stations. Moments away from Vauxhall, Kennington, and Oval Underground Stations, your connection to the heart of the city is seamless.
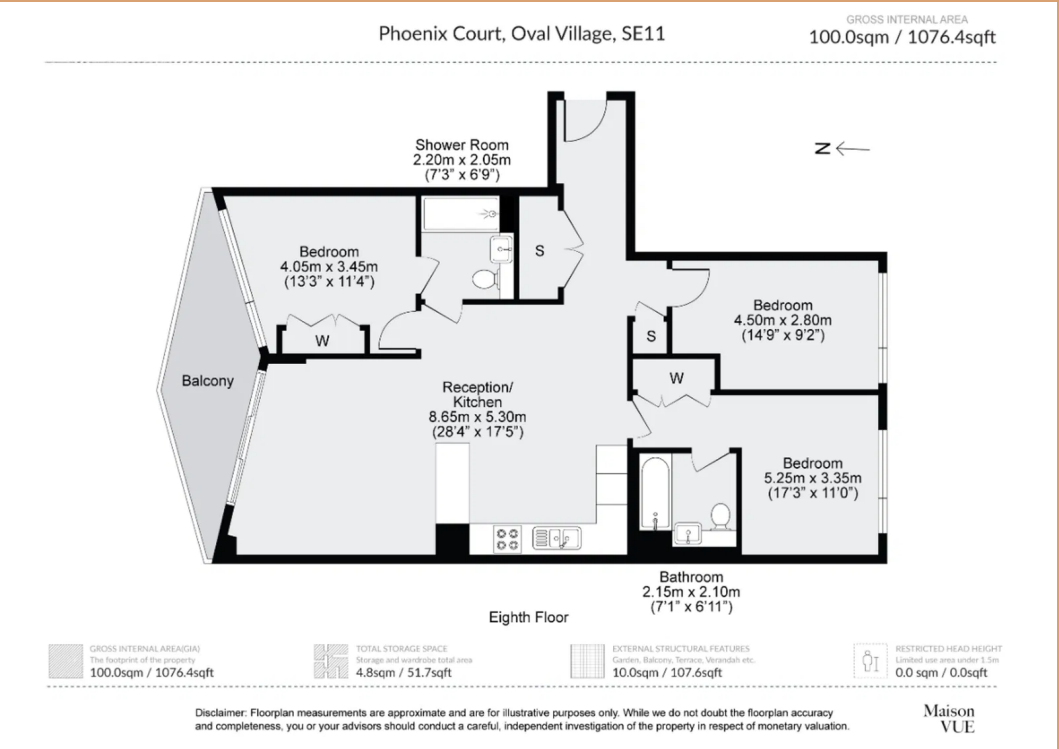
Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) **A**		
(81-91) **B**	85	85
(69-80) **C**		
(55-68) **D**		
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient – higher running costs		

England & Wales EU Directive 2002/91/EC

Phoenix Court, Oval Village, SE11

GROSS INTERNAL AREA
100.0sqm / 1076.4sqft

N ←

Shower Room
2.20m x 2.05m
(7'3" x 6'9")

Bedroom
4.05m x 3.45m
(13'3" x 11'4")

S

Bedroom
4.50m x 2.80m
(14'9" x 9'2")

S

W

Balcony

Reception/ Kitchen
8.65m x 5.30m
(28'4" x 17'5")

W

Bedroom
5.25m x 3.35m
(17'3" x 11'0")

Bathroom
2.15m x 2.10m
(7'1" x 6'11")

Eighth Floor

GROSS INTERNAL AREA(GIA)
The footprint of the property
100.0sqm / 1076.4sqft

TOTAL STORAGE SPACE
Storage and wardrobe total area
4.8sqm / 51.7sqft

EXTERNAL STRUCTURAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
10.0sqm / 107.6sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sqm / 0.0sqft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

James Marshall
07515 448 385
James@arleyproperty.com

www.arleyproperty.com

arley property