



Malmsey House Vauxhall Street, London SE11

welcome to

Malmsey House Vauxhall Street, London

We are delighted to introduce a very rare opportunity to acquire this outstanding two double bedroom ground floor purpose-built apartment, with direct access to its own private front and rear gardens. Available with the benefit of no onward chain the property has been stylishly decorated in contemporary tones with modern fixtures throughout. Occupying an enviable location just walking distance to the River Thames, Westminster and the City the property is set within easy reach of Kennington, Vauxhall and Lambeth which combined offer a plethora of bars, shops and restaurants to include the vibrant South Bank. Transport links including Lambeth North Tube Station (Bakerloo Line), Kennington Tube Station (Northern Line), Westminster Tube Station (District, Central, Jubilee Lines) and Vauxhall Station (Victoria Line and National Rail) can be found equidistant to the property along with a range of convenient bus routes that provide easy access to the City and surrounding areas.

Accommodation is approached via own front door and comprises an entrance hall with storage, two genuine double bedrooms, large living room, separate kitchen, bathroom and private front and rear gardens.

Internal viewings are strongly recommended.

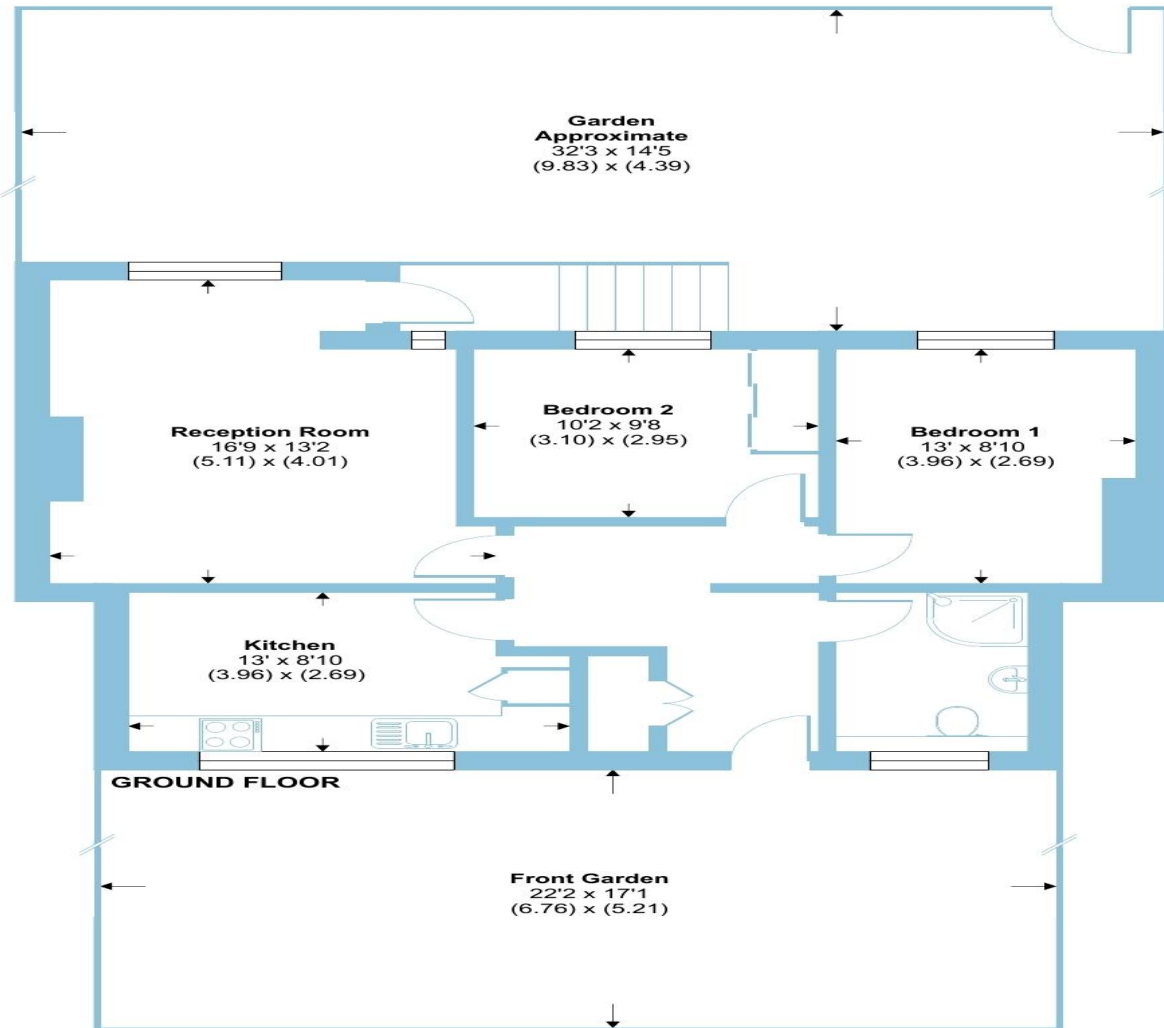




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Approximate Area = 699 sq ft / 64.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1205658

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- Two Double Bedrooms
- Private Front & Rear Gardens
- No Onward Chain
- Ground Floor
- Own Front Door

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Dec 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110621



Property Ref:
KGT110621 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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