



Rosewood House Vauxhall Grove, London SW8

welcome to

Rosewood House Vauxhall Grove, London

We are delighted to introduce this very well appointed two double bedroom second floor purpose built apartment, available for sale with the advantage of no onward chain. The property is situated in one of the most sought after streets in central Vauxhall and also benefits from an allocated parking space in the gated car park. Transport links are plentiful with Oval Underground Station (Northern Line, Zone 2) and Vauxhall Station (Victoria Line, National Rail and 24hr Bus Services, Zone 1/2) both nearby providing convenient transport to all parts of London. Local amenities include shops, bars and restaurants on Kennington Road/Lane with the River Thames and the regeneration zone of Battersea Nine Elms also in close proximity. There are also attractions such as the iconic Oval Cricket Ground, Kennington Park, and the local Farmers Market at St Marks Church that takes place every Saturday.

Accommodation comprises an entrance hall, two genuine double bedrooms of similar proportions, large living room with ample space for a dining table, separate kitchen and bathroom.

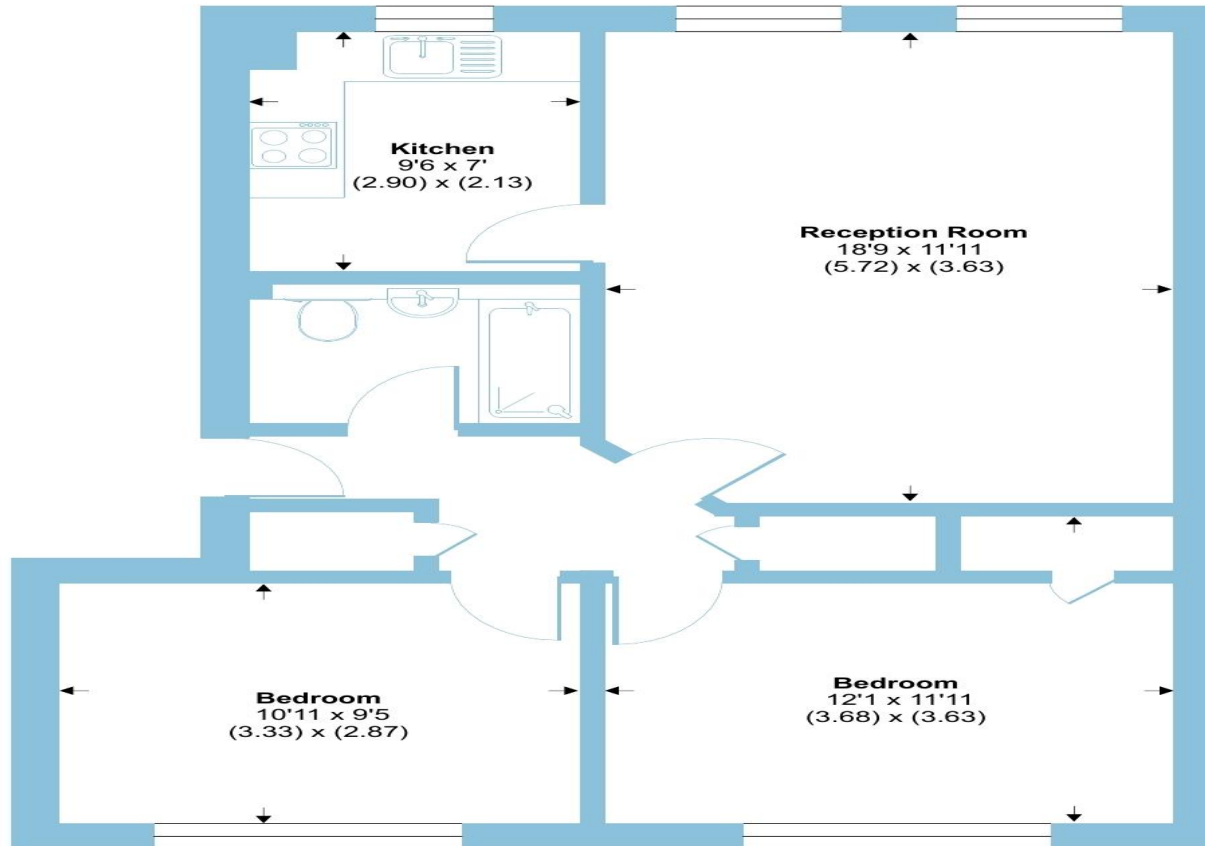
Prompt viewings are recommended to avoid missing out.



Vauxhall Grove, London, SW8

Approximate Area = 649 sq ft / 60.2 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2023. Produced for Barnard Marcus. REF: 1012197



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- Two Double Bedrooms
- No Onward Chain
- Gated Allocated Parking
- Second Floor
- Sought After Location

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 189 years from 21 Jun 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£550,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110745



Property Ref:
KGT110745 - 0006

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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