



Vauxhall Street, London SE11

welcome to **Vauxhall Street, London**

Built in 2020, 133 Vauxhall Street is a stylish collection of just 15 apartments, comprising one and two bedroom apartments and a stunning three bedroom penthouse. Apartment 2 is set on the ground floor and has two generous double bedrooms, with en suite to the master and a spacious private balcony. Located in the heart of Vauxhall, this modern six storey block provides contemporary one, two and three bedroom properties, each residence has a spacious private balcony, and benefits from access to a striking communal roof terrace with views across the capital. Thoughtfully crafted, each apartment has its own unique character and has been finished with high-quality, modern materials and an exceptional attention to detail.

The development has been designed to maximise the use of light and space, making each new home as comfortable as it is elegant. The modern, brick façade responds to the materials of neighbouring buildings and echoes the established urban grain of the surrounding area. The building is further characterised by a private recessed balcony to each apartment, a communal landscaped roof terrace and has excellent green credentials including photovoltaic panels at roof level for increased energy efficiency





Flat Type A

[Apartment 1]

SCHEDULE OF AREAS	AREA m	AREA ft
Kitchen/Dining/Living	3.51m x 8.07m	11' 6" x 26' 6"
Bedroom 1	4.11m x 4.69m	13' 6" x 15' 5"
Bedroom 2	2.27m x 4.69m	7' 5" x 15' 5"
Balcony	7.75 sq m	83.42 sq ft
GIA	78.23 sq m	842 sq ft



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- Two Double Bedrooms
- Ground Floor
- Private Terrace
- No Onward Chain
- En Suite to Master

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 3572.86

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£700,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110788



Property Ref:
KGT110788 - 0004

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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barnard marcus



020 7735 0922



Kennington@barnardmarcus.co.uk



315 Kennington Road, Kennington, LONDON,
SE11 4QE



barnardmarcus.co.uk