



Vauxhall Street, London SE11

welcome to

Vauxhall Street, London

We are delighted to introduce this simply stunning two double bedroom modern built third floor unit with a spacious private terrace with a pleasing southerly outlook. The property benefits from two genuine double bedrooms with an en suite and stylish built-in wardrobes to the master, and also enjoys access to a striking communal roof terrace with views across the capital and communal bike storage.

Built in 2020, 133 Vauxhall Street is a stylish collection of just 15 apartments, comprising one and two bedroom apartments and a three bedroom penthouse. The boutique 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.

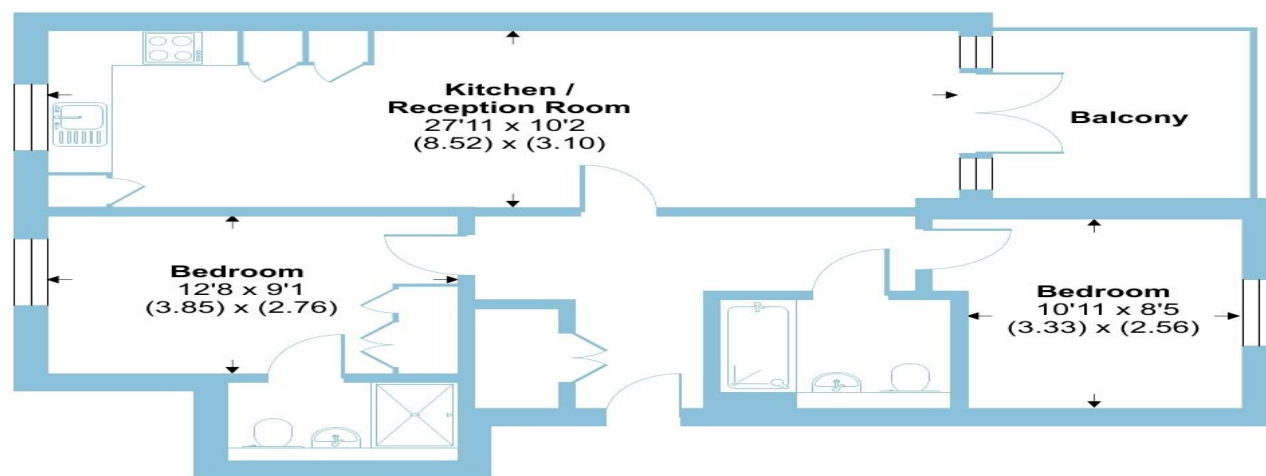
Located in a sought after position, equidistant from Vauxhall and Kennington in Zone 1 and just a short walk from the River Thames. There are an abundance of trendy shops, bars and restaurants on your doorstep, as are the green spaces of Kennington and Vauxhall Parks. Transport links are available at Vauxhall (Overground & Victoria Line), Kennington (Northern Line) and Oval (Northern Line) Underground Stations.



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Approximate Area = 711 sq ft / 66 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1344351

 **barnard marcus**

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Vauxhall Street, London

- Two Double Bedrooms
- En Suite to Master
- Third Floor
- Large South Facing Private Terrace
- Stunning Communal Roof Terrace

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 3121.02

Ground Rent: 450.00

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.

£675,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110911



Property Ref:
KGT110911 - 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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