



## Lawn Lane, SW8 £850,000

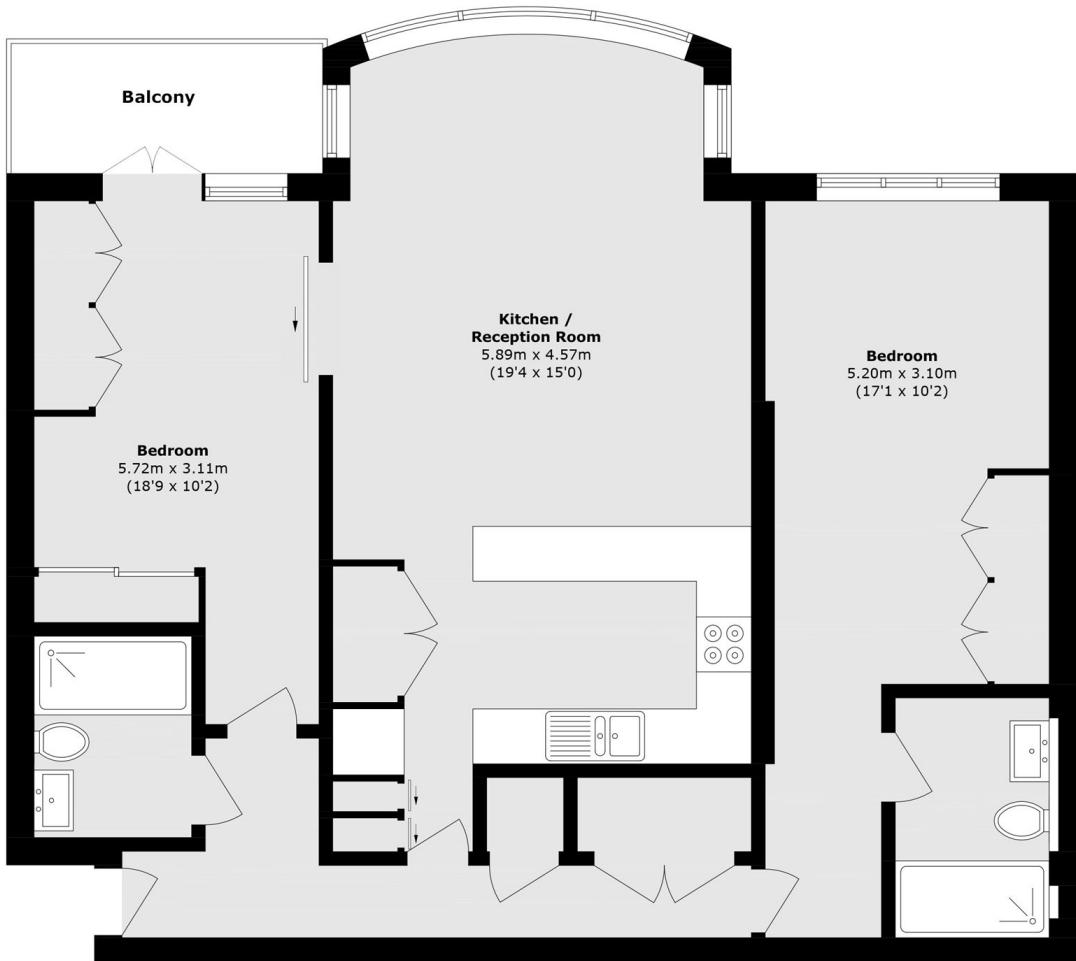
A beautifully presented two double bedroom apartment in excellent condition throughout, enjoying direct views over Vauxhall Park. Positioned on the first floor, the property features a bright and sociable open-plan living area, ideal for those who love to cook and entertain. The park-facing aspect provides an ever-changing outlook as the seasons pass. The second bedroom benefits from its own balcony overlooking the park and adjoins the living space via a sliding door, offering flexibility as an additional reception room or a comfortable work-from-home area. The principal bedroom includes built-in wardrobes and a stylish en-suite bathroom, complemented by a second contemporary bathroom. Further benefits include a concierge service, well-maintained communal gardens, lift access and a secure allocated parking space. Offered to the market with no onward chain.

Lawn Lane is an exceptional location for transport, being just moments from Vauxhall mainline station, the Victoria Line and many bus services. Residents at the Academy can enjoy the amenities of Vauxhall Park and Vauxhall Conservation Area with Bonnington Square next door.

### Features

Park Facing Views  
Excellent Condition  
Allocated Parking Space  
Balcony  
Great Location  
Two Bathrooms

# Lawn Lane, London, SW8



Total area (approx.): 93.3 sq. m (1004.3 sq. ft)

Balcony area (approx.): 5.1 sq. m (54.9 sq. ft)

# Dexters

Kennington  
181 Kennington Lane  
London  
SE11 4EZ  
Sales  
020 7650 5102

Energy Rating: B. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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