



OFFERS IN EXCESS OF

£330,000

Black Prince Road

London, SE11 6JF

We are pleased to offer this one double bedroom flat set within an established, popular, well-presented purpose-built block on Black Prince Road, only a short walk to Vauxhall Station in Zone 1 and the River Thames.

The property features a light, good sized reception room with wooden flooring. The kitchen is fully fitted with a clean, contemporary finish, and has white appliances supplied. The large double bedroom has two lovely sash windows and is bright and airy, again with wooden flooring. There's a tidy family bathroom with a classic white suite including over-bath shower.

The flat benefits from double-glazing and gas central heating.

The estate has the bonus of coming with communal gardens and option to apply for permit off street parking (subject to availability)

The flat is ideally located for easy access to the centre of London. Vauxhall is known for the variety of urban, mixed-use developments and straightforward access for commuters and residents across London and is close to shops and amenities along the river Thames, with Westminster Station and Vauxhall Station in easy reach. Waterloo Station (National Rail, Bakerloo, Jubilee, Waterloo & City and Northern lines) is close by, too. There's also a Santander bicycle point nearby.

Offered on a chain free basis.

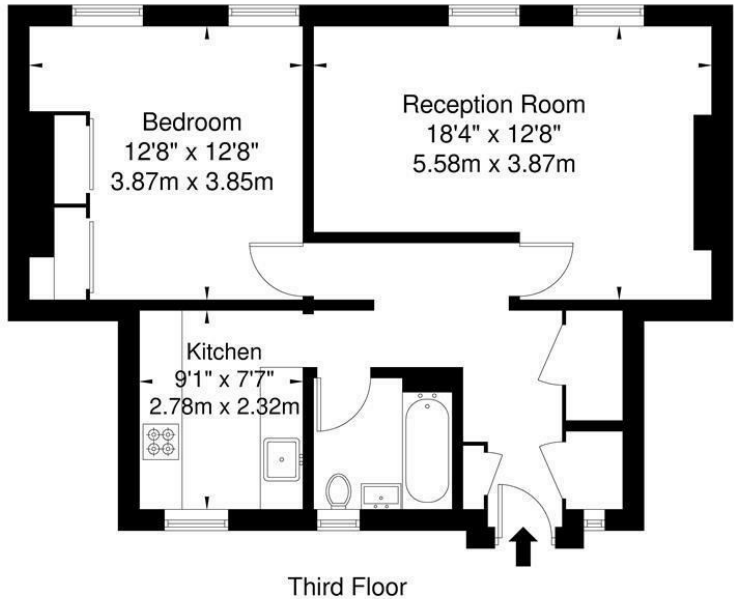
Leasehold: 90 Years
Service Charge: £1138
Ground Rent: £10
Concil Tax: Band B





Deacon House, Black Prince Road, SE11 6JF

Approx Gross Internal Area = 57.3 sq m / 616 sq ft



Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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