



The Vat House, Vauxhall, London SW8

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# The Vat House, London **SW8**

Welcome to a unique living experience in the heart of the city. This is the first time this property has come to market since the original conversion almost 40 years ago. A striking four bedroom, two bathroom split level penthouse apartment within a meticulously restored Georgian industrial conversion. The Vat House is an old Sarsons Vinegar factory inside a gated complex with two security-controlled entrances. Within the communal facilities the property has two dedicated undercover parking spaces and boasts lift access to both floors of the apartment. The complex also includes a residents' swimming pool, garden, well-equipped gym and visitor parking. A full-time on-site caretaker is employed.



**Guide price:** £2,500,000

**Tenure:** Share of freehold plus leasehold, approximately 999 years remaining

**Service charge:** £7,715 per annum, reviewed yearly, next review due 2023

**Local authority:** London Borough of Lambeth

**Council tax band:** G







## Description

Nestled in a vibrant neighbourhood, this residence seamlessly blends historic charm with contemporary design, offering a lifestyle of unparalleled sophistication.

As you enter, be captivated by the grandeur of the living space, adorned with soaring five metre vaulted ceilings that create an air of spaciousness and grandeur. Sunlight dances through expansive windows, bathing the rooms in natural light and accentuating the elegant details of the Georgian era.

The four bedrooms are generously proportioned, each offering a haven of tranquility and privacy. The principal bedroom features an en suite bathroom. The additional bedrooms share a stylishly appointed bathroom featuring contemporary fixtures and finishes. The fourth bedroom interchangeable from a child's bedroom to a home office.

Step outside on to your own private south-facing roof terrace, a secluded oasis where you can bask in the warmth of the sun or unwind under the stars. This exclusive outdoor space provides the perfect backdrop for al fresco dining, relaxation, and entertaining, creating an extension of your living space with breathtaking city views.



## Location

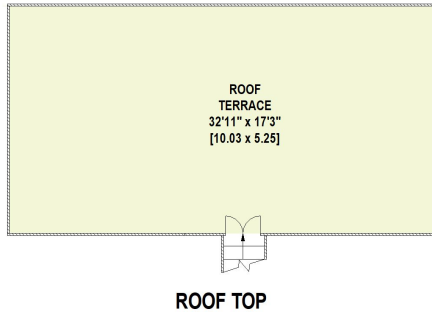
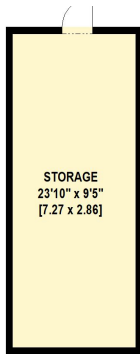
Convenience meets luxury with external storage facilities and two dedicated parking spaces, ensuring that every aspect of your lifestyle is effortlessly catered to. The charm of Vauxhall Park and the accessibility of the Nine Elms Underground Station add to the allure, providing recreational opportunities and convenient transportation at your doorstep.

The location forms part of the new Vauxhall Nine Elms Area which is undergoing an unprecedented transformation. Near Oval Cricket Ground, the area hosts plenty of cafes, riverside restaurants and shops such as Waitrose. Only a short walk from the Victoria Line Underground station at Vauxhall and Northern Line Underground at Nine Elms. As well as Victoria and Westminster only a mile away.

All times and distances are approximate.



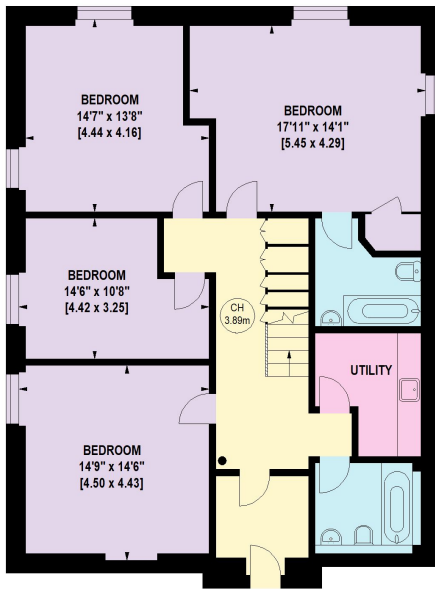




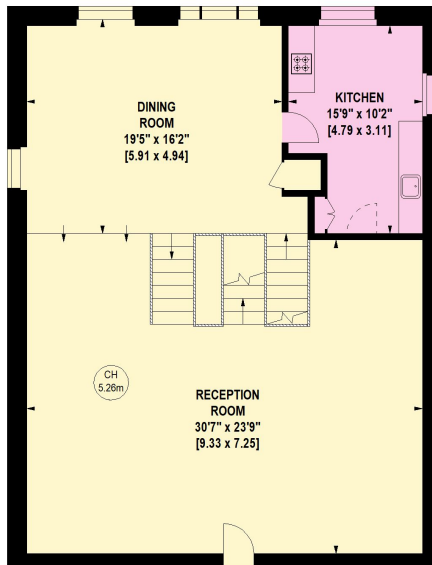
Key :  
CH - Ceiling Height

**The Vat House, SW18**

Approximate Gross Internal Area :	246.65 Sq. metres
(Including Storage)	2655 Sq. feet
Approximate Storage Area :	20.62 Sq. metres
	222 Sq. feet



**THIRD FLOOR**



**FOURTH FLOOR**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

**Knight Frank**  
Battersea & Riverside Sales  
346 Queenstown Road  
London  
SW11 8BY  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more  
**Sian-Louise Tangney**  
020 3866 2938  
[sianlouise.tangney@knightfrank.com](mailto:sianlouise.tangney@knightfrank.com)



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