



ASKING PRICE

£325,000

Mandeville Close

London, SE3 7AQ

PROPERTY SUMMARY

Nestled in the charming area of Vanbrugh Park, London, this delightful flat offers a perfect blend of comfort and convenience. Spanning an impressive 721 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a spacious home office.

Upon entering, you are welcomed into a bright and airy reception room, which serves as a wonderful space for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring that every corner of the flat is utilised effectively. The kitchen, while not specified, is likely to be functional and well-equipped, catering to your culinary needs.

The flat also boasts a modern bathroom, providing a serene space for unwinding after a long day. Vanbrugh Park is a sought-after location, known for its green spaces and community feel. Residents can enjoy the nearby amenities, including shops, cafes, and excellent transport links, making it easy to explore all that London has to offer.

This flat presents a wonderful opportunity for those looking to settle in a vibrant area of the city. With its spacious layout and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming flat your new home.

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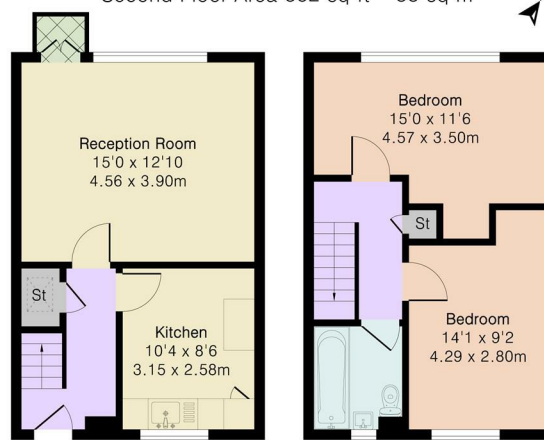




Approximate Gross Internal Area 704 sq ft - 66 sq m

First Floor Area 352 sq ft – 33 sq m

Second Floor Area 352 sq ft – 33 sq m



First Floor

Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of floors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	
(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

EPC RATING: C COUNCIL TAX BAND: C

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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