



barnard marcus

Grover House Vauxhall Street, London SE11 5LJ



welcome to

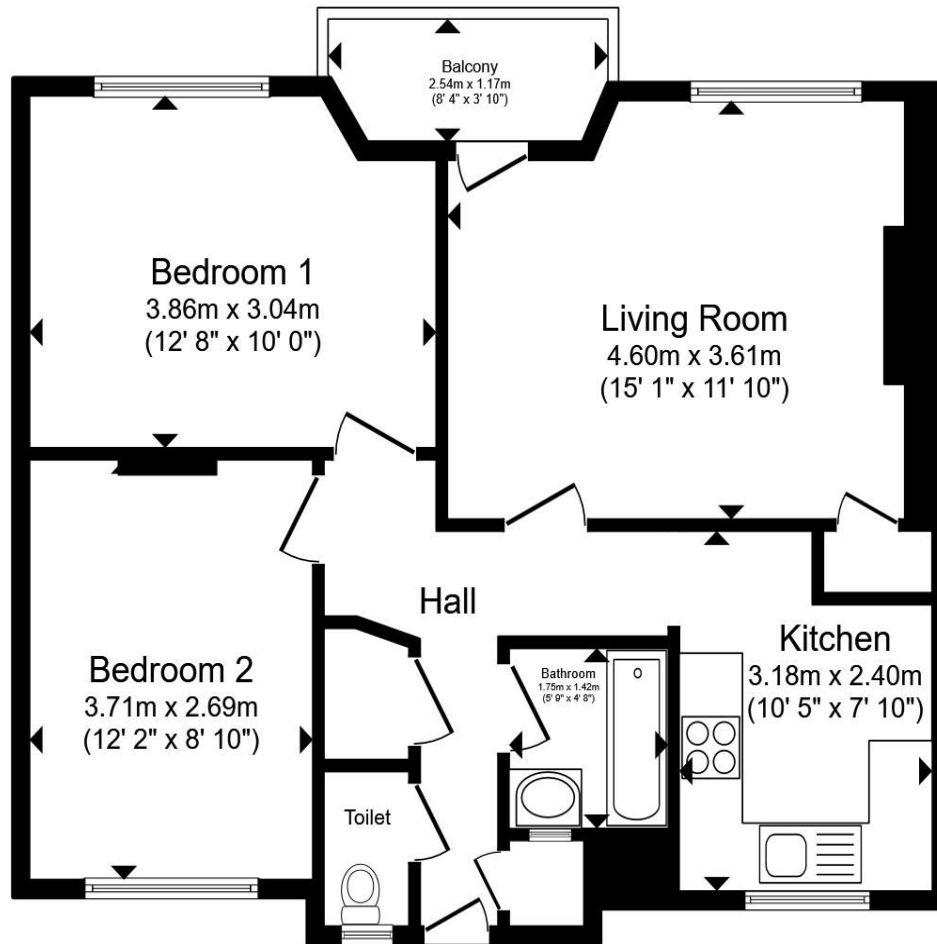
Grover House Vauxhall Street, London

We are delighted to introduce to the market this two double bedroom ground floor purpose built apartment, available for sale in beautiful condition throughout having been lovingly maintained by the current owners. The property is approached via its own front door and also benefits from a healthy length lease and its own private balcony terrace accessed off the living room. Situated in this popular low rise block the property is tucked away in this sought after, leafy residential spot. The property is located just a short distance to the River Thames and Westminster as well as Vauxhall Station (Overground and Victoria Line). The local amenities of Kennington can also be found within a short walk, as can Kennington Tube Station (Northern Line). Nearby bus routes are also plentiful both in and out of the city.

Accommodation comprises an entrance hall with storage, two genuine double bedrooms, kitchen, large living room, bathroom, separate WC and private balcony terrace

Viewings advised at your earliest convenience.





Total floor area 59.0 m² (636 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Grover House Vauxhall Street, London

- Two Double Bedrooms
- Ground Floor
- Private Balcony Terrace
- Superb Condition
- Sought After Location

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Jun 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110982



Property Ref:
KGT110982 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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