

Knight Frank

# GASHOLDER PLACE

London SE11



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# LONDON SE11

A bright tenth-floor one bedroom apartment with lift access, a balcony, far-reaching London views, residents' gym and access to landscaped communal gardens.




Local Authority: London Borough of Lambeth

Council Tax band: E

Tenure: leasehold, approximately 994 years remaining

*Ground rent: unknown, you and your advisors should make your own enquiries

*Service charge: unknown, you and your advisors should make your own enquiries

**Guide price: £600,000**





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This well-proportioned one bedroom apartment occupies the tenth floor of a contemporary development in Gasholder Place, approached via lift and offering a generous reception and dining room, separate kitchen, balcony and impressive outlook across the London skyline.

The entrance opens into a bright and spacious reception and dining room, with extensive glazing bringing in plenty of natural light and ample space for both sitting and dining areas.

Adjoining the reception room is a separate modern kitchen with excellent cupboard and worktop space, integrated appliances and access onto the balcony, which provides additional outdoor space and elevated views across London.









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Gasholder Place is positioned in SE11, between the established neighbourhoods of Kennington and Vauxhall and the extensive regeneration around Nine Elms.

Kennington Park is a notable local green space, with mature trees, formal gardens, a café and a range of sporting facilities including tennis courts and pitches.

Vauxhall provides particularly useful transport connections, bringing together London Underground services on the Victoria line with National Rail services operated by South Western Railway. Rail connections from Vauxhall include London Waterloo, Clapham Junction, Wimbledon and Richmond.

The wider Nine Elms area has seen substantial residential and public-realm development, with new green spaces, retail and leisure uses complementing the more established amenities of Kennington and Vauxhall.

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*Material Information Disclaimer - Please note, we have not yet received confirmation from the client regarding certain information for this property, including details of the service charge, ground rent, and any applicable review periods. You should ensure that you make your own enquiries, or instruct your advisors to do so, regarding all material information about this property.

We have made reasonable enquiries regarding the fire safety (including, but not limited to, the external wall of the building), but have not received any information. You should ensure you take independent professional advice and carry out your own investigations before making an offer on this property.





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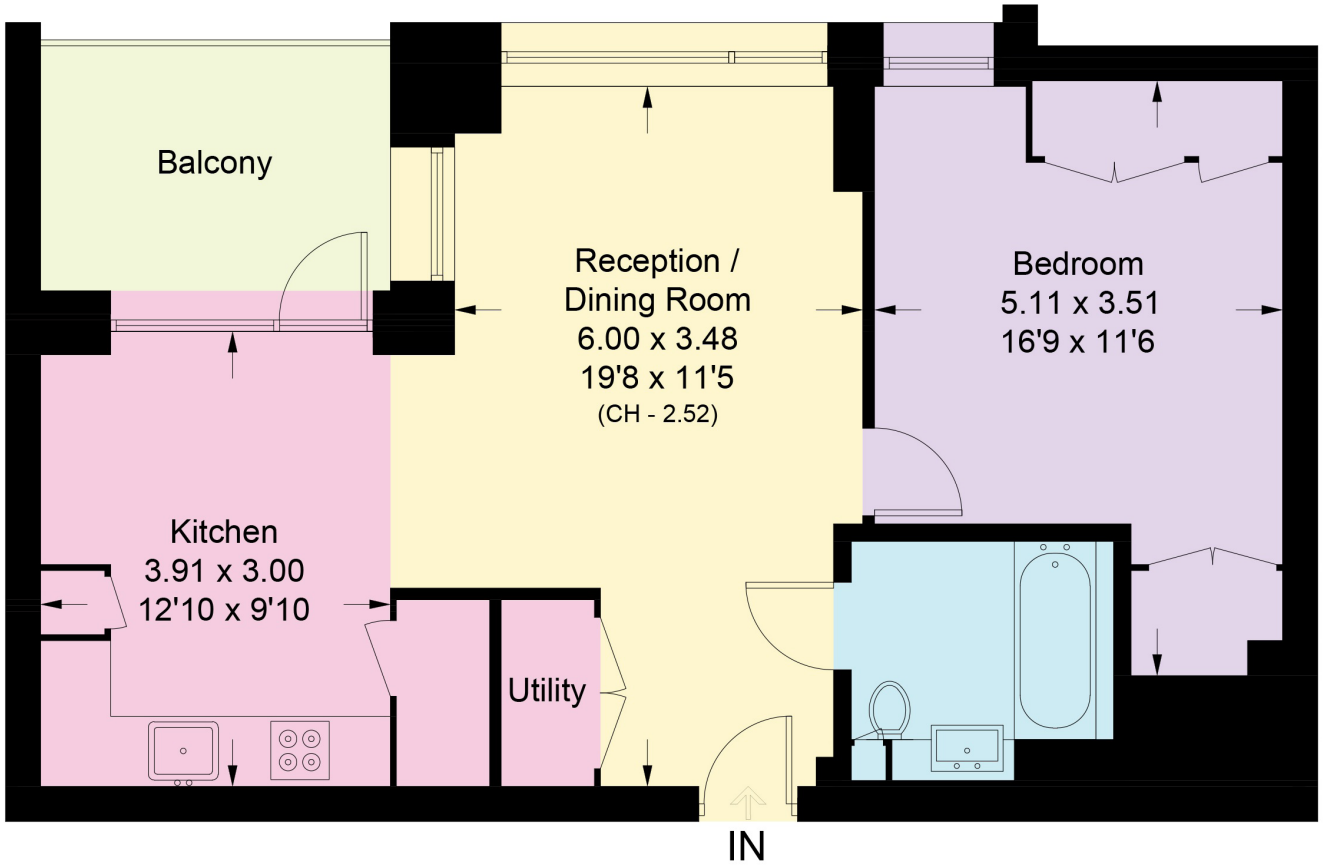
The generously proportioned bedroom benefits from fitted wardrobes and offers plenty of space for additional furniture or a home-working area. A separate bathroom and useful utility area complete the accommodation.

The apartment further benefits from access to landscaped communal roof gardens and a residents' gym.





# Gasholder Place, SE11




## Tenth Floor

Approximate Gross Internal Area = 55.56 sq m / 598 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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