



Vauxhall Grove, London, SW8

£1,595,000 Freehold

A charming five/six-bedroom family house situated in the heart of Vauxhall on the quiet enclave that is Vauxhall Grove. This house benefits from a South-west facing garden and roof terrace, and spans almost 1900 SQ/FT over four floors. EPC rating D

LOCATION

Vauxhall Grove is nestled between Harleyford Road and South Lambeth Road near Vauxhall Park within Vauxhall Conservation Area. This exciting area benefits from supermarkets, shops, restaurants and pubs, all of which are only a short distance away. Transport links are strong and within easy reach.

DESCRIPTION

Enter the house on the ground floor and immediately you are presented with two sizeable reception rooms. The first of which offers pleasant views over Vauxhall Grove whilst the second provides access, via French doors, to the side of the rear garden.

Behind sits a shower room and an additional reception room or bedroom which was previously the kitchen breakfast room. The kitchen is currently located in the basement of the house but could be repositioned upstairs. French doors provide direct access to the South-west facing decked garden from the rear reception.

Upstairs on the first floor, there are three double bedrooms and a w/c. The first front facing bedroom spans the full width of the house and overlooks the pretty tree-lined street below. Behind the front room are two additional double bedrooms with the rear offering views over the garden. Built in storage is found in the hallway opposite the W.C.

On the second floor, again at the front, you will find a large fourth bedroom and towards the rear, you will find two further double bedrooms with a modern family bathroom. The bathroom offers a bath with overhead shower, sink, heated towel rail and W.C. Opposite sits an additional shower room.

Up a flight of stairs and you arrive at the roof terrace. The roof terrace offers exceptional views over Vauxhall and the Nine Elms skyline, as well as plenty of space, perfect for al-fresco dining during the warmer months of the year.

PARKING

Residents' parking

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Copper Broadband

LOCAL AUTHORITY

Lambeth

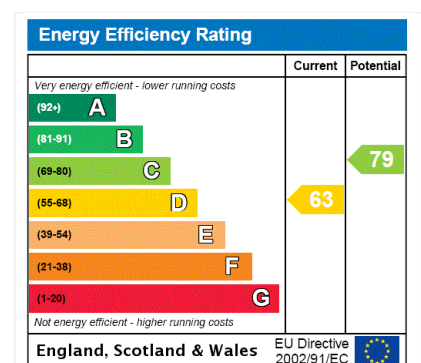
Council Tax Band F

TENURE

Freehold

DIRECTIONS

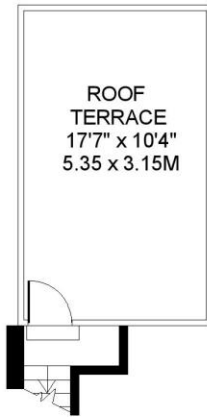
Vauxhall Station (Underground/Overground/National Rail) is roughly 0.2 miles away which is about 3 minutes' walk. The area is also well served by frequent bus services with Vauxhall bus station being 0.2 miles away.



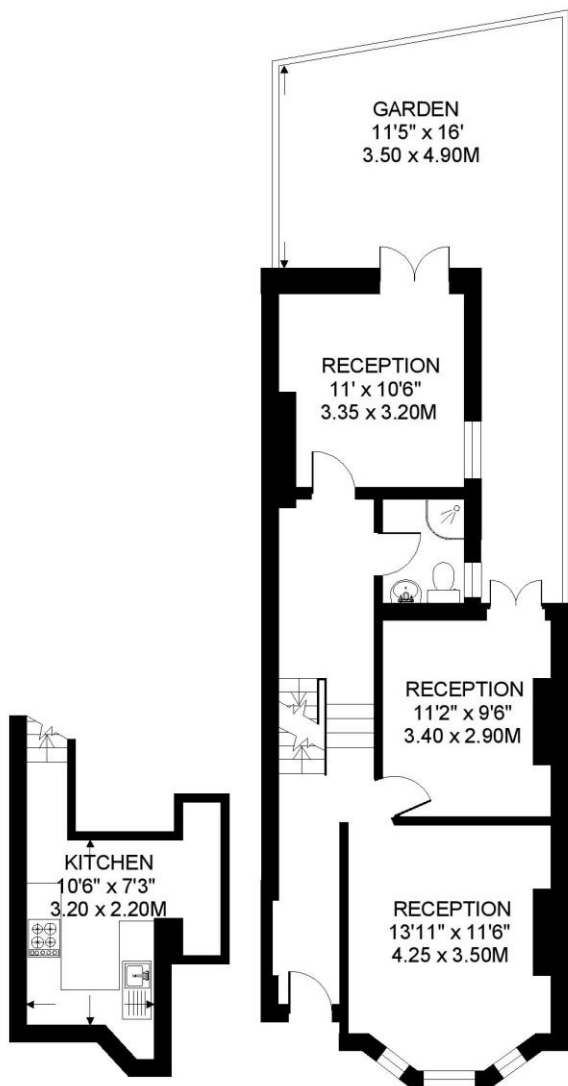


VAUXHALL GROVE. SW8
6 BEDROOM HOUSE

Approximate gross floor area
1849 SQ.FT / 171.7 SQ.M.

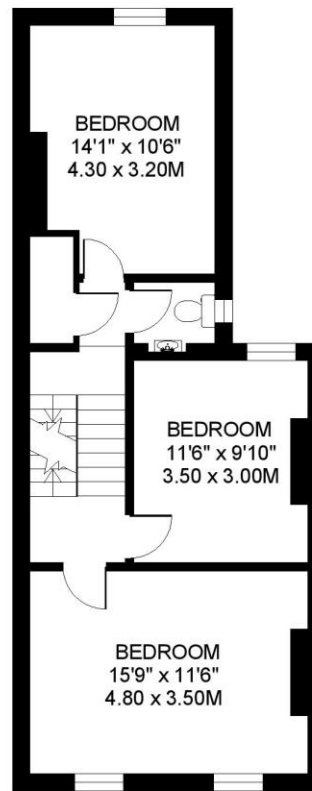


THIRD FLOOR
18 SQ.FT.

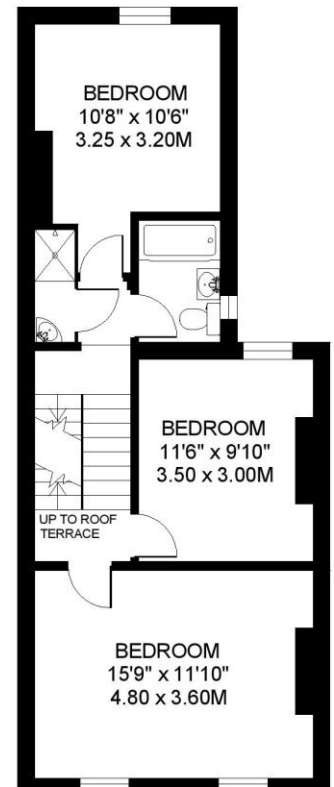


LOWER GROUND FLOOR 120 SQ.FT.

GROUND FLOOR 568 SQ.FT.



FIRST FLOOR 569 SQ.FT.



SECOND FLOOR 574 SQ.FT.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Copyright: These plans should not be reproduced by any other person, without permission. Floorplan produced for Winkworth by Floorplanners 07801 228850

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