



Fentiman Road, London, SW8

£549,950 Share of Freehold

Winkworth are delighted to present a charming Victorian ground floor garden flat, situated on Fentiman Road and just opposite Vauxhall Park. EPC rating D

Winkworth

LOCATION

Fentiman Road is a highly desirable street connecting Oval to Vauxhall. At one end you have South Lambeth Road and at the other, Clapham Road. The flat itself is ideally located just opposite Vauxhall Park. There are many local amenities to choose from in the surrounding area, not to mention the regeneration in Nine Elms is within short walking distance.

DESCRIPTION

The flat is arranged to provide a large double bedroom, a reception room, a dining room, a separate kitchen, a useful cellar and a private garden. The flat is in good order, however, there is also the opportunity to put your own stamp on things.

Upon entering the flat, you are greeted by the hallway that leads onto the reception room and dining room. The reception room is a cosy space providing plenty of space for two sofas, a coffee table and TV unit; the room also benefits from a floor to ceiling window letting in ample light, and an ornate fireplace. The dining room is a great space for entertaining and has enough room for a good-sized dining table.

The kitchen is well-placed between the reception room and dining room, facilitating meals in front of the TV or entertaining guests around the table. The kitchen benefits from an integrated electric hob with extractor fan and oven below, plenty of cupboard space and a stainless steel sink. The cabinets are finished to a good standard complemented with quartz worktops. Adjacent, there is a pantry area which has space for a full-size fridge freezer.

The bedroom is a fantastic size with space for a king-sized bed and plenty of free-standing storage.

The bathroom comprises a bath with shower, W.C., hand basin and vanity mirror.

The property also benefits from a spacious cellar offering an abundance of storage space.

The south-facing garden at the rear of the property is a charming space which is a combination of lawn and patio. There are borders surrounding the lawn – ideal for those who think they have green fingers in the garden. There is also a pretty magnolia tree which has a lovely blossom in the spring. There is also a useful side passage which enables access into the garden from the front of the property.

Lastly the flat has a designated off-street parking space as part of the demise. The flat owns the right-hand side of the parking space, as seen on the photos.

SERVICE CHARGE, COUNCIL TAX

Service Charge – approximately £550 per annum (including building insurance)

Council Tax band - C

PARKING

Private parking at the front of the property

UTILITIES

Electricity – mains

Gas – mains

Water – mains

Heating – gas

Sewerage – mains

Broadband – superfast broadband

LOCAL AUTHORITY

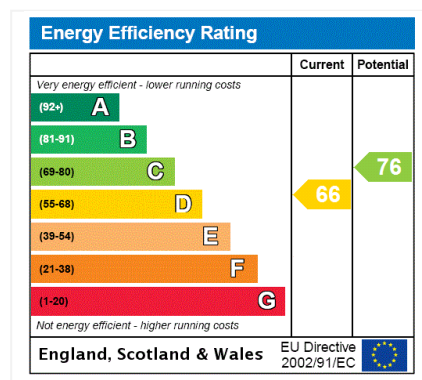
Lambeth

TENURE

Share of Freehold - 999 from 29 September 2007

DIRECTIONS

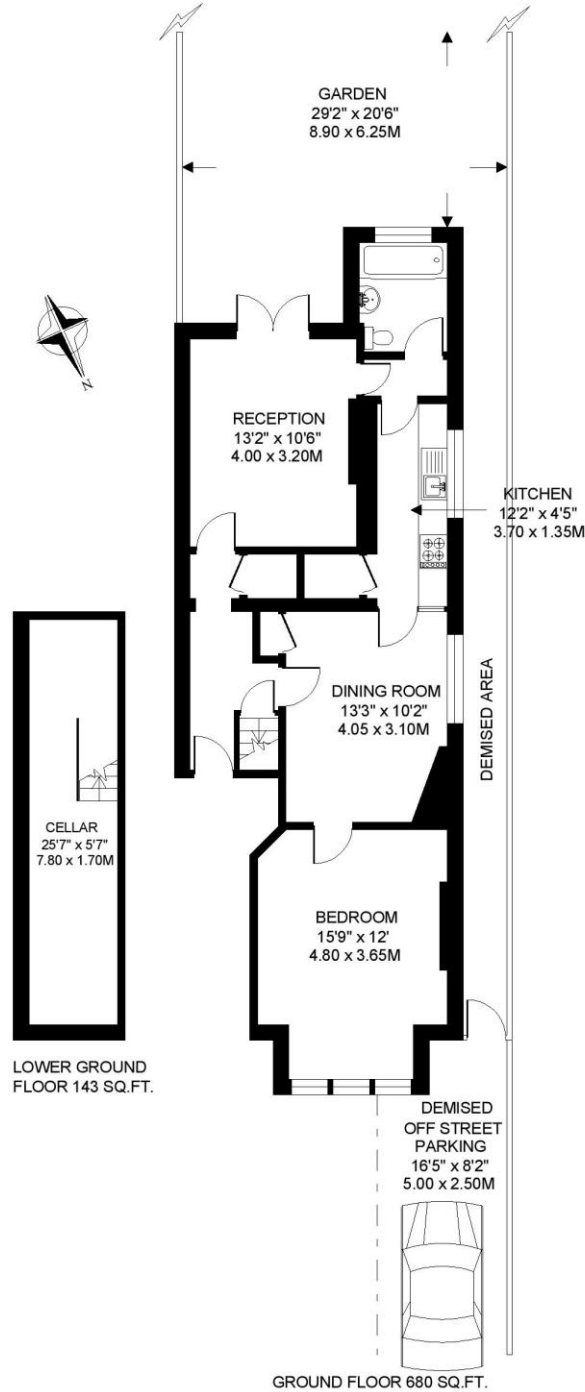
Oval Underground Station (Northern Line) is approximately 675m away and Vauxhall Station (Victoria Line and National Rail) is almost equidistant. Alternatively, catch a bus from either Clapham Road or South Lambeth Road for links into the City, West End, Victoria, Paddington and much more.





FENTIMAN ROAD . SW8
1 BEDROOM FLAT

Approximate gross floor area
823 SQ.FT / 76.5 SQ.M.



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