



## Tradescant Road, SW8

£500,000 Leasehold

Winkworth are proud to present a fantastic opportunity to acquire a beautifully finished, two-bedroom split level apartment on the ever-popular Tradescant Road. EPC rating C.

## LOCATION

Tradescant Road sits between South Lamberth Road and Albert Square, on the boundary of the Albert Square Conservation Area. Tradescant Road is within proximity to the Vauxhall/Nine Elms/Battersea Opportunity Area, which is undergoing extensive redevelopment and currently home to the new US Embassy.

## DESCRIPTION

A beautifully presented period flat set over two floors of a mid-terraced period home in the heart of Vauxhall.

Upon reaching the top of a communal staircase, you are met by an open-plan kitchen and living area. You can immediately see that excellent taste is apparent, with wooden worktops and minimalist under-counter cupboards. The kitchen is well-laid-out and comprises an electric oven, four-burner gas hob and extractor, as well as an integrated dishwasher, fridge and integrated freezer under counter appliance. The living area has ample space for a dining table and chairs, and there are three sash windows that allow an abundance of natural light to enter the room.

One of the bedrooms is situated on the first landing, adjacent to the kitchen and living area. This bedroom is well-proportioned and has space for a double bed, bedside tables, and built-in wardrobes.

Moving up to the top floor, there is another larger bedroom with a double bed, side tables, and freestanding furniture. There too are built-in wardrobes and a built-in desk for those who wish to work from home.

The bathroom is found on the top floor and is finished to a high standard, which is a tiled suite conveniently located off the landing, comprising a bath with overhead shower, W.C., hand basin with vanity mirror, and a heated towel rail. Also located within the bathroom is a utility cupboard with room for a washer-dryer.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £500.00 - £600.00 per annum

Ground Rent - £100.00 per annum

Council Tax Band - C

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating, combi boiler

Sewerage – mains connected

Broadband – Super Fast Fibre is available

## LOCAL AUTHORITY

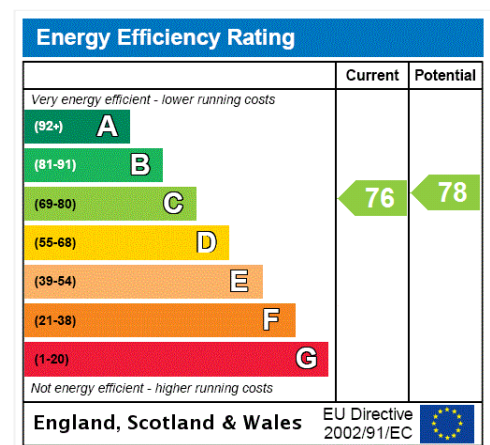
Lambeth

## TENURE

Leasehold - 125 years from 19 May 2011

## DIRECTIONS

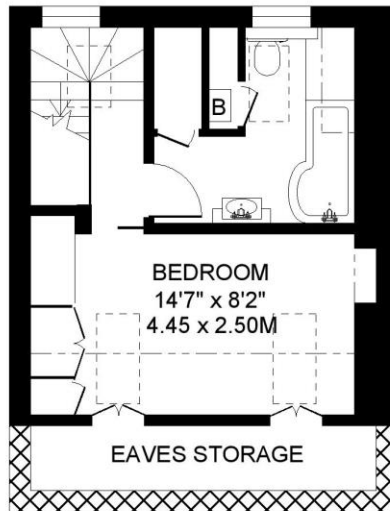
Nine Elms Underground Station (Northern Line) is approximately 0.3 miles away. Vauxhall Underground and Railway Station (Victoria Line and South Western Railway) is approximately 0.6 miles away and Oval Underground Station (Northern Line) is approximately 0.7 miles. As an alternative method of transportation, there are also Santander cycle docking stations close by, as well as a variety of bus routes.



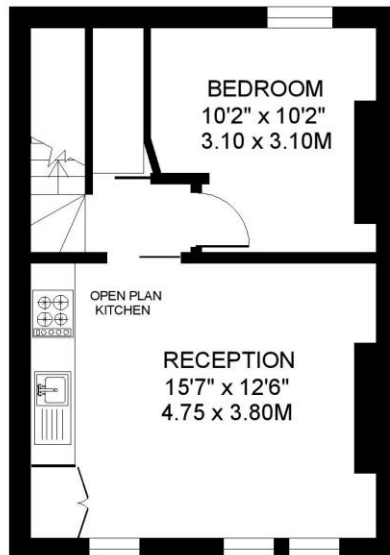


TRADESCANT ROAD SW8  
BEDROOM FLAT

Approximate gross floor area  
599 SQ.FT / 55.6 SQ.M.  
Plus eaves storage 46 sq.ft / 4.30 sq.m.



THIRD FLOOR 259 SQ.FT.



SECOND FLOOR 340 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.*

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Floorplan produced for Winkworth by Floorplanners 07801 228850

**Kennington** | 020 7587 0600 | [kennington@winkworth.co.uk](mailto:kennington@winkworth.co.uk)