



# Phoenix Court, Gasholder Place, Lambeth, SE11

Asking Price: £475,000

Benham  
& Reeves



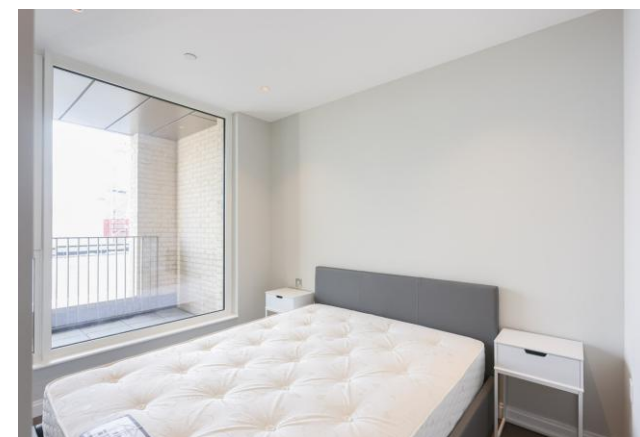
# Phoenix Court, Gasholder Place, Lambeth, SE11

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Spanning an impressive 424 square feet (approx.) a superb apartment arranged over the 7th floor of a brand new development. The features include engineered timber floor finishes, a fully equipped integrated kitchen area, a utility cupboard, fitted wardrobes, a 3 piece bathroom suite and a private south-east facing balcony. The apartment further benefits from comfort cooling and warm air heating throughout.

Residents' facilities include a 24-hour concierge, gym with separate fitness studio, swimming pool, vitality pool, spa treatment centre, private residents' lounge, boardroom style meeting room, private landscaped garden and communal roof terrace.

Positioned next to the famous Oval cricket ground, a short walk from the River Thames and an abundance of trendy shops, bars and restaurants. Only moments from Vauxhall, Oval and Kennington stations (Northern line – Zone 1).



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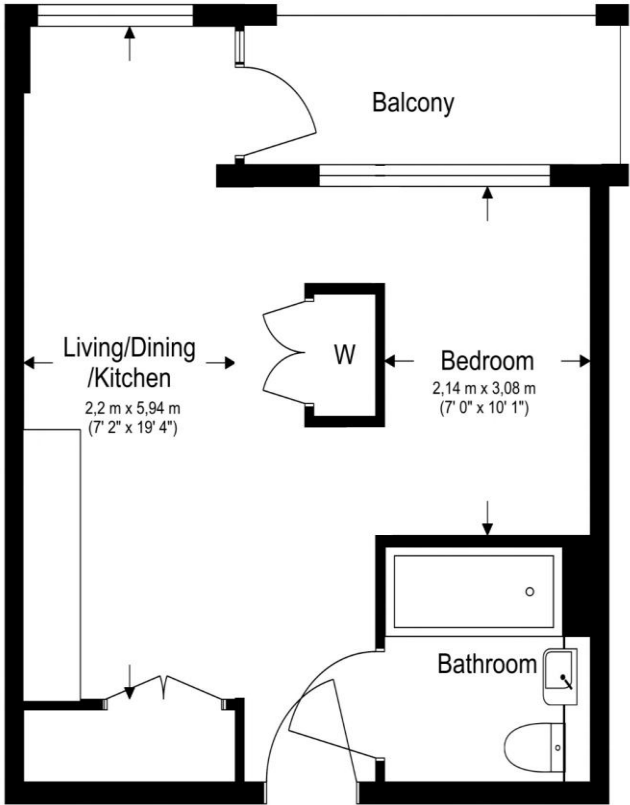


## Property Features:


- Studio Flat
- Separate Bathroom
- Seventh Floor
- 424 Square Feet (Approx.)
- South-East Facing Private Balcony
- Residents' Gym, Swimming Pool, Treatment Rooms, Cinema and Meeting Room
- Kennington Underground Station (Northern Line. Zone 1)



7th Floor  
Total Gross Internal Area ✱  
39 Sq/m - 424 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92+) A                                     |   |           |
| (81-91) B                                   | 83  | 83        |
| (69-80) C                                   |   |           |
| (55-68) D                                   |   |           |
| (39-54) E                                   |   |           |
| (21-38) F                                   |   |           |
| (1-20) G                                    |   |           |
| Not energy efficient - higher running costs |   |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC  |           |

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

|                   |   |
|-------------------|---|
| Asking Price:     | £475,000  |
| Tenure:           | Leasehold<br>Expires 31/12/3020<br>Approximately 995 Years Remaining              |
| Ground Rent:      | £200.00 (per annum)<br>Review Period: 21 years<br>Next: 2043<br>Increase: Unknown |
| Service Charge:   | £2,475 (per annum) for the year 2025  |
| Anticipated Rent: | £2,300.00 pcm<br>Approx. 5.8 % Yield  |

## Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: CHN250005

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