



# South Lambeth Road, Nine Elms, SW8

Asking Price: £350,000

Benham  
& Reeves



# South Lambeth Road, Nine Elms, SW8

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A spacious one bedroom, one bathroom apartment, situated on the second floor of this stunning red brick mansion block. Spanning approximately 543 square feet of living space, this apartment presents an excellent opportunity to both investors or people looking to self-occupy. The property consists a spacious reception room, a separate kitchen/breakfast room, a double bedroom with fitted wardrobes and a three piece family bathroom suite. Additional benefits include lots of natural light, sash style double glazed windows and secure intercom entry.

Victoria mansions has a communal roof terrace with views towards the Shard and Canary Wharf and is in close proximity to many shops, delis and restaurant of 'Little Portugal', Vauxhall Park, New Covent Market, and Oval Cricket Ground.

Just a short walk from the Victoria line at Vauxhall station for quick links through to Oxford Street, Euston and King's Cross as well as easy access to Vauxhall's National Rail service.





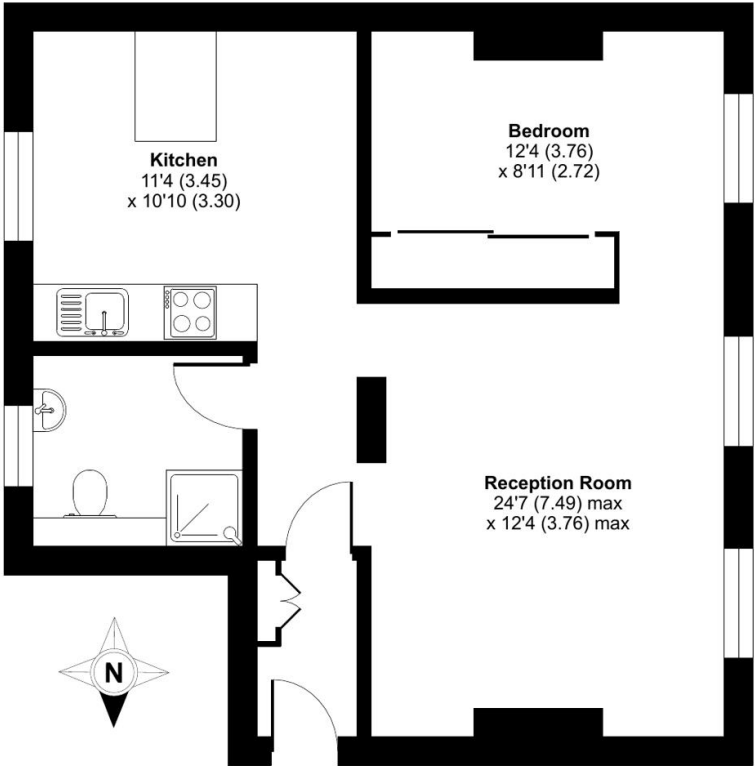
## Property Features:

- One Bright Double Bedroom
- One Bathroom
- Second Floor
- Separate Kitchen
- Communal Rooftop Terrace
- Vauxhall Underground Station (Zone 1)



## Victoria Mansions South Lambeth Road, Nine Elms, SW8

Approximate Area = 543 sq ft / 50.4 sq m  
 For identification only - Not to scale



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Benham & Reeves. REF: 1124365



## Terms & Conditions:

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

Asking Price:	£350,000
Tenure:	Leasehold Expires 02/07/2109 Approximately 85 Years Remaining
Ground Rent:	£10.00 (per annum) for the year 2024
Service Charge:	£1,152.00 (per annum) for the year 2024

## Viewings:

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

Our reference: KEN240066

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