



## Fentiman Road, London, United Kingdom, SW8

£530,000 Share of Freehold

Winkworth presents this centrally located and charming two-bedroom top floor period flat conversion situated on the well-known Fentiman Road. You are all but a short walk away from all the local amenities that both Vauxhall and Oval have to offer. EPC Rating D.

## LOCATION

Fentiman Road is located between Clapham Road and South Lambeth Road and benefits from supermarkets, shops and pubs, all a short distance away. The Fentiman Arms, one of the most well-known and favourite pubs in the area, is just a stone's throw away, as are the delights of Vauxhall Park. The accessibility to the top schools in the area is second to none, including easy bus routes to Newton Prep.

## DESCRIPTION

The flat is located on the top floor of this beautiful detached Victorian conversion, set on the north side on the ever-popular Fentiman Road.

As you enter the property, you are greeted by a quaint little entrance with built-in bookshelves, with the main bedroom to the left, the second bedroom directly in front, the sitting room and kitchen off to the right, and the bathroom behind.

The main bedroom is wonderfully light, with a beautiful large south-facing sash window. This bedroom is well-sized providing ample space for a double bed, with additional space reserved for free-standing furniture. A large built-in double fronted wardrobe spanning from floor to ceiling offers great storage.

The second bedroom next door, although smaller, is a perfect guest room or study for those working from home. This bedroom is equally light and includes built-in storage.

Enter into the sitting room with the kitchen adjacent. The sitting room is warm, welcoming and light with light flooding in from both the kitchen and sitting room windows. The space provided allows for a large sofa, coffee table and dining table and chairs or small desk.

The integrated kitchen adjacent provides all the usual appliances you would expect to include, such as a large fridge freezer, electric fan-powered oven with gas hobs and extraction, washing machine, sink, dishwasher and beautiful wooden countertop space with storage found both above and below.

The bathroom behind is well-sized and includes bath with overhead shower, W.C., and a sink with storage cupboard.

Finally, there is a well kept paved communal garden to the front of the building that is an enjoyable space and can be used by the residents within the building. Alternatively, Vauxhall Park is located only moments away and can be accessed via the Fentiman Road entrance gate.

## LOCAL AUTHORITY

Lambeth, London

## TENURE

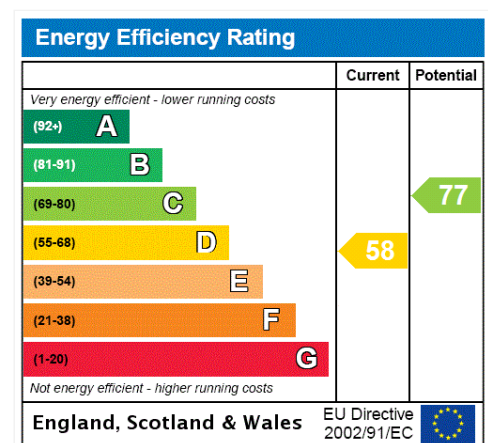
Share of Freehold - 981 years

Ground rent - peppercorn

Service charge - circa £1,500 per annum inc sinking fund

## DIRECTIONS

Vauxhall Overground and Underground Stations (National Rail & Victoria Line) are approximately 0.4 miles away (around 7 minutes' walk) and Oval Underground Station (Northern Line) is approximately 0.5 miles away (around 5 minutes' walk). The property is also well serviced by bus routes into the City and West End. The new branch of the Northern Line is also easily accessible at Nine Elms.

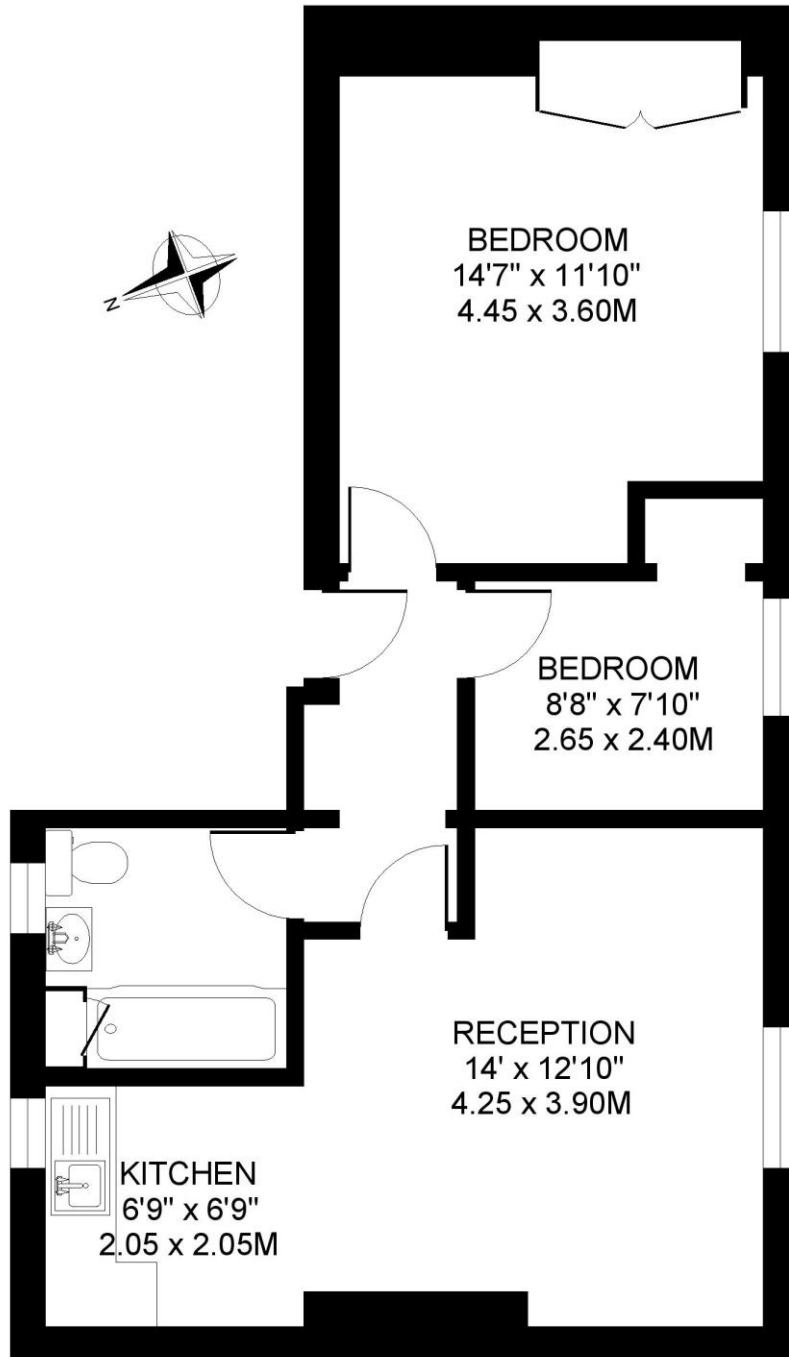






FLAT 6, 104 FENTIMAN ROAD. SW8  
2 BEDROOM FLAT

Approximate gross floor area  
543 SQ.FT / 50.4 SQ.M.



*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

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