



Beaufoy House, Regents Bridge Gardens, London, SW8

£425,000 Leasehold

A charming and well-located ground floor studio flat, located in the stunning Grade II listed Regents Bridge Gardens gated development, set within the Vauxhall Conservation Area.

Winkworth

LOCATION

You will find the flat just off Rita Road, nestled between Fentiman Road and South Lambeth Road. This quiet residential area is a stones throw away from supermarkets, shops and pubs – such as the well renowned Fentiman Arms. The green spaces of Vauxhall Park are just a few steps away.

DESCRIPTION

Entering the flat on the ground floor, you will notice the beautiful wooden flooring and dual aspect natural light filling the space from the sash windows.

The spacious studio area is suitable for a large sofa and dining table and chairs.

The open plan kitchen is well finished and has more than ample cupboard and workspace available. You will also find plenty of space for utilities.

The bedroom area is suitable for a large double or king sized bed, with more than enough room for freestanding furniture.

The immaculately finished and tiled bathroom is just off the bedroom and contains a large freestanding bath with overhead shower, heated towel rail, sink with storage and mirror and W.C.

The flat also benefits from access to private parking, covered bike storage, swimming pool, gym and a communal gardens. There is also a caretaker on site Monday to Friday.

Private parking available.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £3,086.00 per annum

Ground Rent - Nil

Council Tax Band - D

UTILITIES

Electricity – mains connected

Gas – No gas

Water – mains connected

Heating – electric

Sewerage – mains connected

Broadband – Superfast Fibre

LOCAL AUTHORITY

Lambeth Council

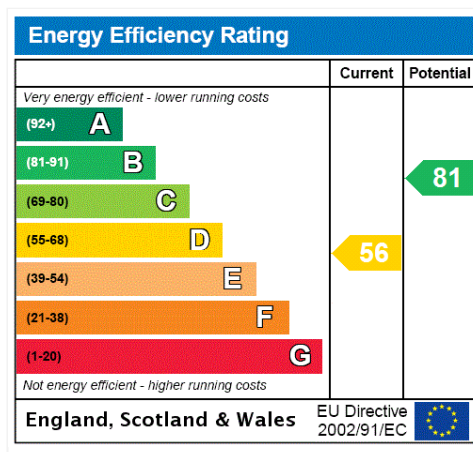
TENURE

Leasehold with a share in the freehold company

Leasehold - 999 years from 1 Jan 1985

DIRECTIONS

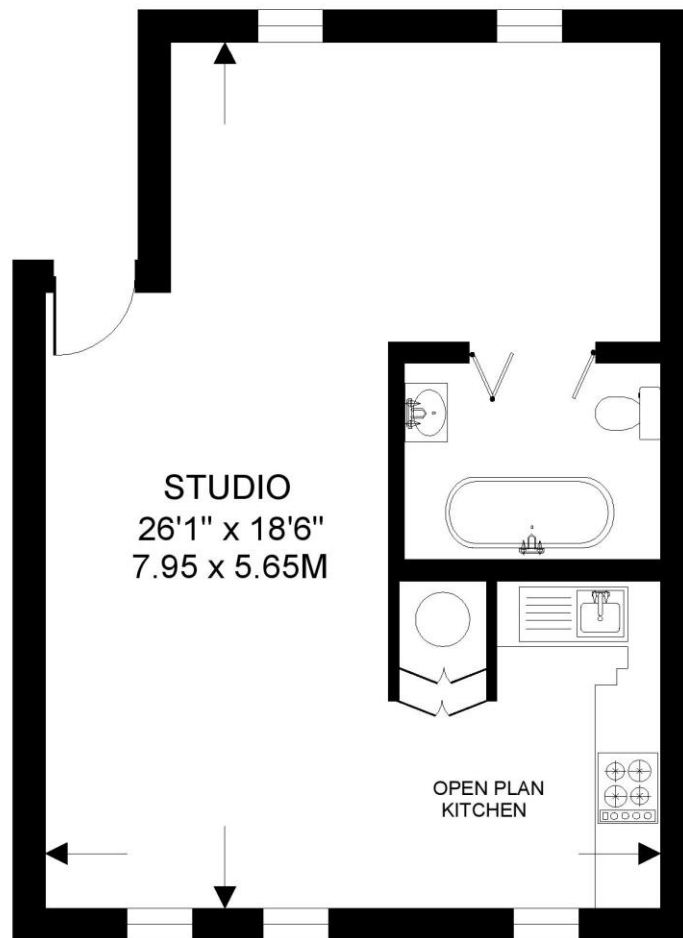
Oval Underground Station (Northern Line) is approximately 0.4 miles away and Vauxhall Overground and Underground Stations (National Rail & Victoria Line) is approximately 0.5 miles away. South Lambeth Road is also well served by a frequent bus service to the City and West End.





BEAUFOY HOUSE, SW8
STUDIO FLAT

Approximate gross floor area
455 SQ.FT / 42.3 SQ.M.



GROUND FLOOR

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