

## Vassall Road, London, SW9

£359,950 Leasehold

An opportunity to purchase a truly charming one-bedroom raised ground floor flat, in a beautiful Grade II listed Victorian terraced building and set within the Vassall Road Conservation Area.

**Winkworth**

## LOCATION

Vassall Road runs between Brixton Road and Camberwell New Road. Oval Underground Station is a short walk away (approximately 10 minutes) and the local area also benefits from a range of shops, supermarkets and amenities. The beautiful Myatt's Fields Park, with its children's playground, tennis courts, cafe and wildlife garden, is just a few minutes' walk away.

## DESCRIPTION

As you enter on the raised ground floor you are greeted by a hallway with the bathroom ahead of you, the bedroom to your right, and the kitchen/reception room to your left.

The bedroom is a good size with space for a double bed. It also benefits from two fitted cupboards and space for additional free-standing storage.

The bathroom is a modern tiled suit comprising a bath with overhead shower, W.C., sink with vanity mirror and storage above, and a heated towel rail.

The open plan kitchen/living room is a great space, nicely separated by a breakfast bar. The living room can accommodate a sofa, coffee table, and dining table and chairs. The room is wonderfully bright owing to two large sash windows.

The kitchen offers a good amount of storage and worktop space, as well as an integrated gas hob with extractor fan above and oven below, fridge/freezer, and space for a washing machine.

This property also benefits from a very large and well maintained communal garden running along the back of the building.

## LOCAL AUTHORITY

Lambeth

## TENURE

Leasehold - 109 years

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground Rent - £10.00 per annum (review in 2025)

Service Charge - £1,200.00 per annum included building insurance

Council Tax Band - B

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected with meter

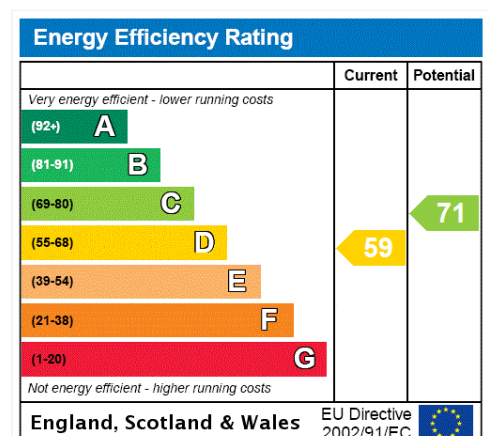
Heating – gas central heating

Sewerage – mains connected

Broadband – superfast fibre broadband

## DIRECTIONS

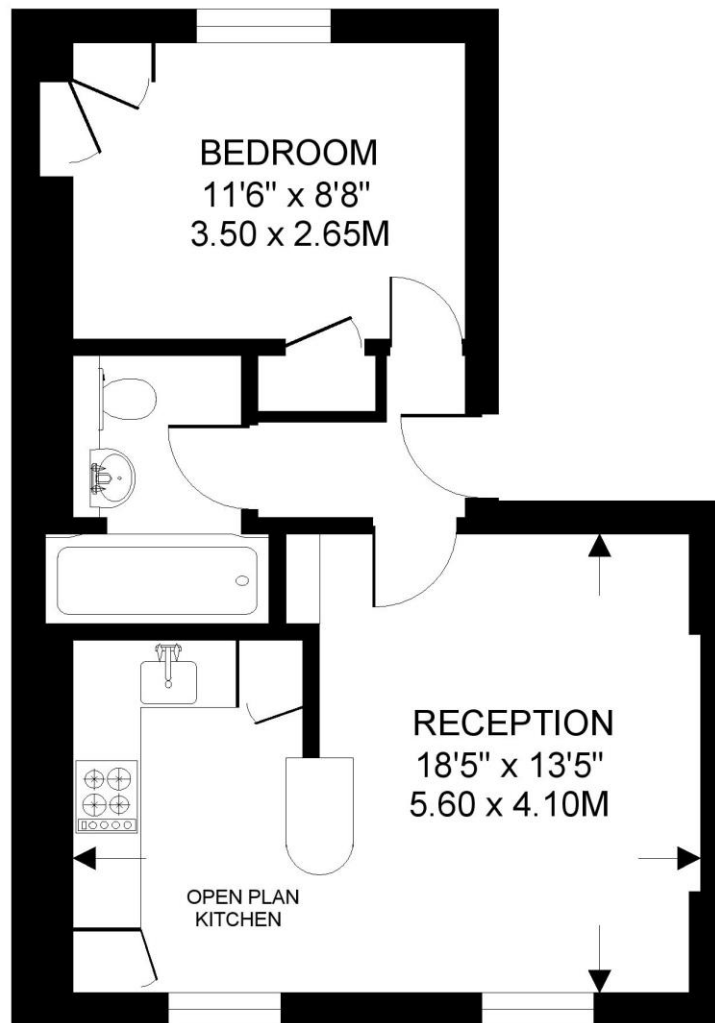
Oval Underground Station (Northern Line) is 0.5 miles away. Vauxhall Overground/Underground Station (National Rail & Victoria Line) and Denmark Hill Overground Station (National Rail) are both 1.1 miles away. The flat is also well served by excellent bus routes to Vauxhall and onwards into Central London.





VASSALL ROAD SW9  
1 BEDROOM FLAT

Approximate gross floor area  
416 SQ.FT. / 38.6 SQ.M.



RAISED 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

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