



## Fentiman Road, London, Lambeth, SW8

£450,000 Share of Freehold

Winkworth present this centrally located, charming one-bedroom flat on the raised ground floor of this beautiful period 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.

## LOCATION

The property is located between South Lambeth Road and Clapham Road on one of Oval's most desired streets. Amenities such as shops, gyms and trendy bars/pubs and cafes are all within walking distance, not to mention Oval Underground Station, which provides links into the City and West End. Vauxhall Station (Zone 1 / 2) is also only a 10-minute walk away. The well-known Fentiman Arms is also just around the corner.

## DESCRIPTION

The flat is located on the raised ground floor of this early Victorian building, set on the north side on the ever-popular Fentiman Road.

As you enter the property, you will find a spacious reception room on your right with high ceilings, a large sash window overlooking the street and built in shelves either side of the chimney breast.

The stunning bathroom, further down the corridor on the right, separates the reception room and bedroom. There is a bath with shower overhead, w/c, sink and useful storage cupboard. It is complete with soft green metro tiles and porcelain wood effect flooring.

The bedroom is a generous size with plenty of space for free-standing storage and beautiful, large sash windows overlooking the garden to the rear.

The kitchen is located to the rear of the property and benefits from vast amounts of natural light and space for furniture such as a dining table. There is also ample storage, oven with gas hob, dishwasher and large sink.

Access to the balcony is from the kitchen and it is a lovely space to sit during the warmer months of the year.

Resident's parking permits are available to purchase from Lambeth Council.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £408.00 per annum (building insurance)

Ground Rent - £100.00 per annum

Council Tax Band - C

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected with meter

Heating – gas central heating

Sewerage – mains connected

Broadband – Super Fast Fibre available

## LOCAL AUTHORITY

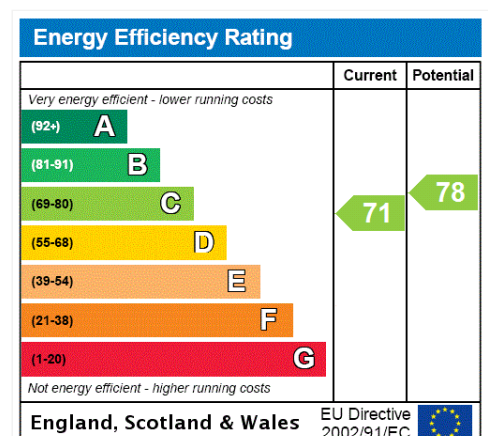
Lambeth

## TENURE

Share of Freehold - from 21 February 2007 until 1 September 2130

## DIRECTIONS

Oval Underground Station (Northern Line) is approximately 650 metres away. Vauxhall Overground & Underground Stations (Victoria Line & National Rail) are approximately 780 metres away. The area is also well-served by a frequent bus service on Clapham Road connecting you with Victoria, Paddington and Marble Arch.

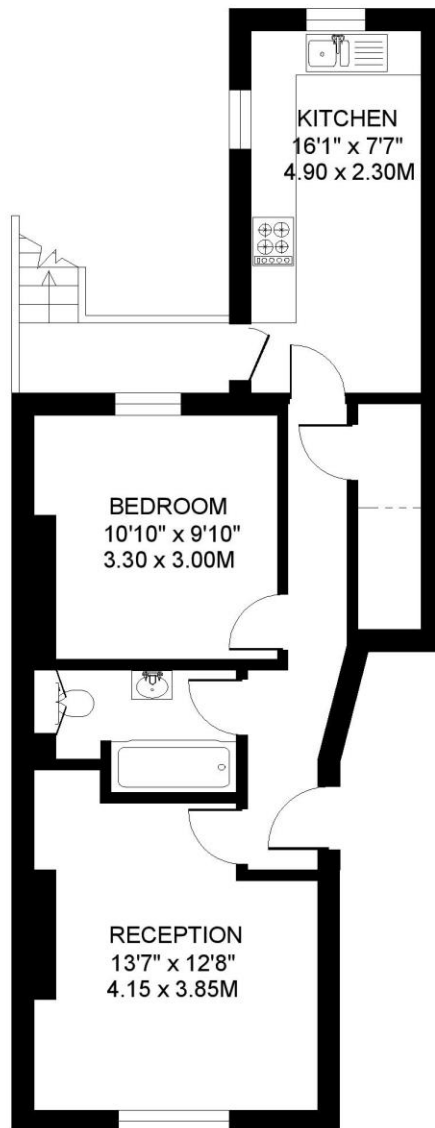






FENTIMAN ROAD SW8  
1 BEDROOM FLAT

Approximate gross floor area  
566 SQ.FT. / 52.6 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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