

FOR SALE

Offers In Excess of £500,000 Share of Freehold



Davis & Gibbs

Heyford Avenue, Vauxhall. SW8

ABOUT THE PROPERTY

This charming first-floor, two-bedroom period conversion is nestled in the vibrant and sought-after area of Vauxhall. With an enviable location, it is just a short walk from both Vauxhall and Oval stations, offering excellent transport links to the city, making commuting effortless. The property boasts two generous double bedrooms, a separate kitchen, and delightful period features that add character and warmth throughout.

The tranquil green spaces of Vauxhall Park are close by, offering a perfect spot for leisurely strolls or relaxation. Additionally, the area is home to a diverse range of fantastic restaurants, boutique shops, and lively bars, all within walking distance, ensuring that every convenience is at your doorstep. This property would make an ideal home for those seeking a blend of modern living in a vibrant, well-connected neighbourhood.

FEATURES

- Two Double Bedroom
- Bright and Airy Living Space
- Great Transport Links
- Large Windows
- Fantastic Location
- Council Tax - Lambeth Band C
- EPC - C - 75
- Chain Free



ROOM DESCRIPTIONS

Lounge - 4.57m x 3.25m (15' 0" x 10' 8")

This inviting lounge features a stunning large bay window that floods the space with natural light, offering picturesque views of the quiet residential road outside. The generous window adds character and charm, creating a bright and airy atmosphere. Perfect for relaxation or entertaining, this room provides a comfortable and peaceful living environment while maintaining a close connection to the serene surroundings.

Kitchen - 3.86m x 1.57m (12' 8" x 5' 2")

This galley-style kitchen is both functional and well-designed, offering ample storage with cabinets above and below the countertops, maximizing space for all your kitchen essentials. The sleek layout includes a modern gas hob, perfect for cooking with precision. Its efficient design makes meal preparation a breeze while maintaining a tidy and organized feel, ideal for daily use.

Bedroom 1 - 3.18m x 3.15m (10' 5" x 10' 4")

This large double bedroom, located at the rear of a first-floor property, offers a peaceful retreat away from the street. With ample space for furnishings and plenty of natural light, this room is perfect for creating a comfortable and serene living environment. Ideal for relaxation, it benefits from a quiet position within the home, ensuring privacy and tranquillity.

Bedroom 2 - 3.51m x 2.11m (11' 6" x 6' 11")

This double bedroom features a window overlooking the rear of the property, providing a pleasant view and filling the space with natural light. Its central position within the home makes it both quiet and private, ideal for restful living.

Bathroom

This well-appointed bathroom features a classic three-piece suite, including a sleek bathtub with a convenient shower function overhead. The design offers both comfort and practicality, allowing for relaxing baths or quick, invigorating showers. The clean and modern finish makes the space both stylish and functional.

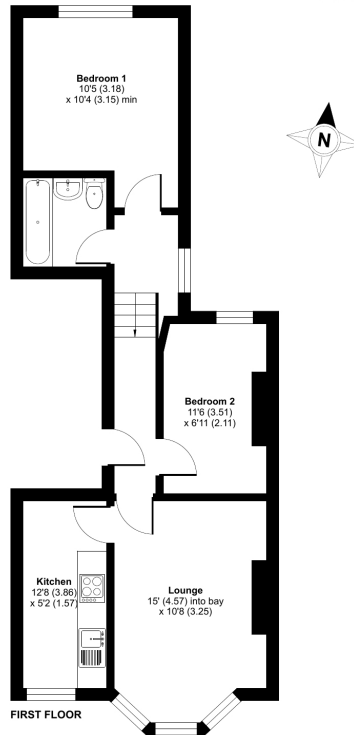


FLOORPLAN

Heyford Avenue, London, SW8

Approximate Area = 540 sq ft / 50.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richreom 2024. Produced for Davis & Gibbs. REF: 1160972.

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	75	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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