



### SITUATION

Located close to the junction with Kennington Oval ideally situated between Oval Underground Station (Northern Line) and Vauxhall Station (Victoria Line & South Western Rail) and within sight of the famous Oval Cricket Ground, home of Surrey County Cricket Club. The open spaces of Vauxhall Park and Kennington Park are within close walking distance. Vauxhall is situated between Pimlico and Camberwell.

### PROPERTY

Forming part of an attractive mid-terrace building comprising a **Self-Contained 2 Bed Flat** planned on ground and lower ground floors.

In addition, the property includes a **Rear Garden** that houses an **external Garden Room** (refer to Legal pack regarding Planning).

### ACCOMMODATION (measurements to maximum points)

#### Ground Floor

Living Room 12'4" x 11'0"  
Kitchen 12'2" x 11'7"

#### Lower Ground Floor

Bedroom 1 14'1" x 8'11"  
Bedroom 2 10'10" x 7'11"  
Shower Room/WC 7'9" x 4'6"

**GIA Approx. 575 sq ft**  
**plus Rear Garden with external Garden Room**

VAT is NOT applicable to this Lot

### TENURE

Leasehold for a term of 125 years from 12th May 1997 (thus having approx. 99 years unexpired) at a fixed ground rent of £10 p.a.

Offered with Vacant Possession

Note: Refer to Auctioneers for the video tour of the flat.



# Vacant 2 Bed Garden Flat

The Surveyors dealing with this property are **Steven Grossman** and **Nathan Schindler**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

### Vendor's Solicitors

Creative Legals  
Tel: 020 3137 6336 Ref: Julie Condliffe  
Email: julie@creativelegals.com

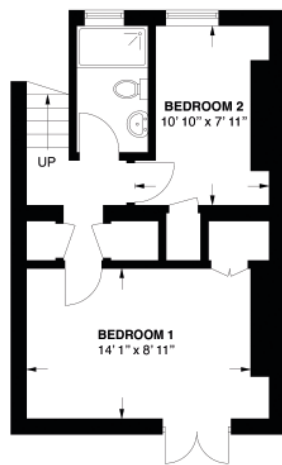




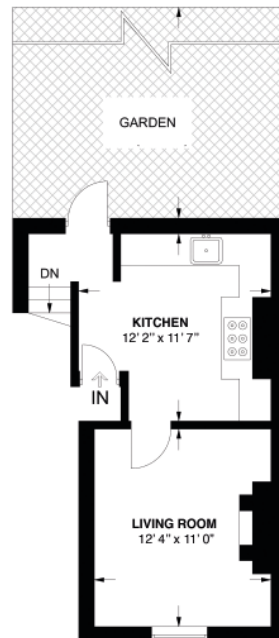
View towards rear of property







LOWER GROUND FLOOR



RAISED GROUND FLOOR

GIA Approx 575 sq ft plus Garden with external Garden Room

Plans not to scale and for identification purposes only.