

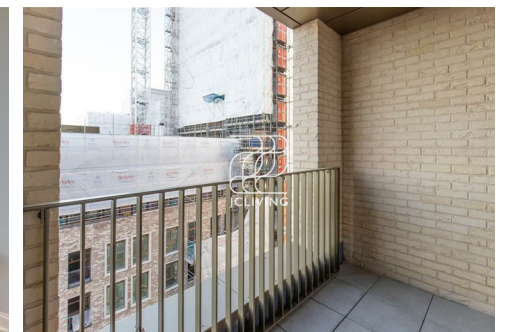
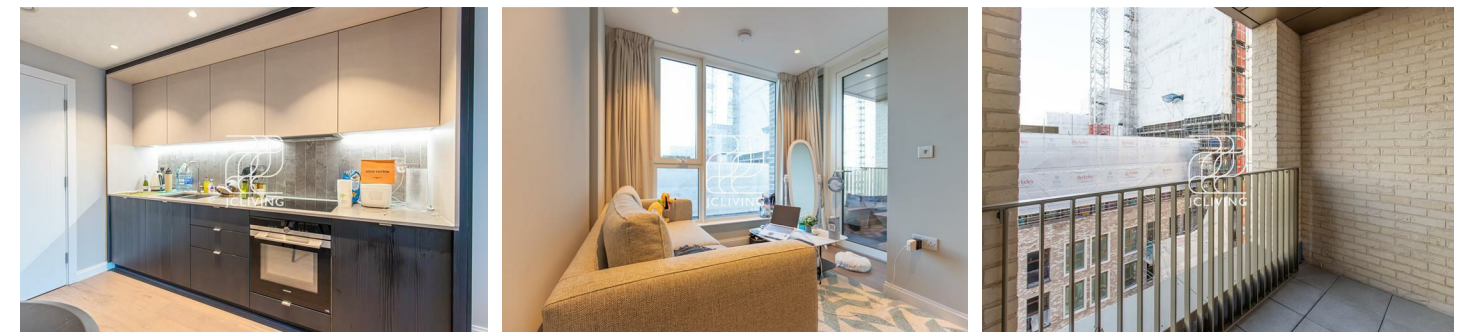
### Directions

### Viewings

Viewings by arrangement only. Call 02033696888 to make an appointment.

### EPC Rating

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



CN997, Flat 71, Phoenix Court 7 Gasholder Place, London, London, SE11  
**5AT**  
£620 Per Week

# Phoenix Court 7 Gasholder Place, London SE11 5AT

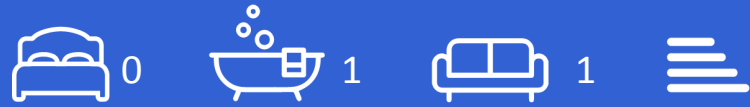
\*\*\*Please quote reference JC2308281 when contacting the office\*\*\*Available from 25th August\*\*\*

JCLiving is proud to present this contemporary studio apartment at Phoenix Court, 7 Gasholder Place, London SE11.

Phoenix Court forms part of the prestigious Oval Village development by Berkeley, located in Zone 1 on the edge of Vauxhall and Kennington. This Manhattan-style studio features a bright open-plan living and sleeping area with a private balcony overlooking the communal gardens. The fully fitted kitchen includes integrated appliances and a dishwasher, while the bathroom is finished to a high standard with a bath and shower above. The apartment benefits from engineered wood flooring and comfort cooling throughout.

Residents enjoy a 24-hour concierge service and a fully equipped gym, with additional residents' roof terraces available.

Transport links are excellent — Vauxhall (Victoria Line & National Rail) and Oval (Northern Line) stations are just a 7-minute walk away. A Tesco supermarket and several cafes and restaurants are located next door. The Kia Oval cricket ground, Kennington Park and the River Thames are all within easy reach.



Council Tax Band:

