



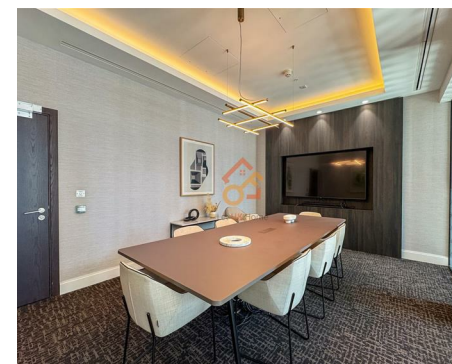
Let **UK** Home

1 Bedrooms

SE11 5AT

Located in London

£550,000



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



Phoenix Court, 7 Gasholder Place, London SE11



Let UK Home are excited to offer this spectacular studio apartment located at Phoenix Court within Oval Village development in Vauxhall. Property Reference: LUH 894

This property comprises a large bright open plan kitchen and living area leading to a private balcony, one bedroom area, a modern bathroom and ample storage.

Residents of this exceptional development will have exclusive use of the spa, indoor swimming pool, sauna, gymnasium and private screening room. Furthermore, residents will also benefit from concierge service and an unrivalled selection of shops, bars, restaurants, leisure facilities and beautiful courtyards.

The apartment is surrounded by three subway lines. It is within walking distance of three subway stations, Vauxhall, Oval and Kennington, and two subway lines, Victoria Line and Northern Line, which can lead to all important stations in central London.

The apartment is close to the Kia Cricket Ground, which is the cricket ground with the most cricket matches in the UK. At the same time, daily life is very convenient, there is a large Tesco downstairs, and it is close to Kennington Park and the US Embassy.

- Ground Floor
- Gym
- Next to The Kia Oval
- Vauxhall
- EPC Rating: B

- Concierge Service & 24h Security
- Swimming Pool
- Close to Transport Hub
- UAL & KCL & LSE & IC





Manhattan
Garden Facing
Balcony Facing West

Dimensions

Living/Dining/Kitchen – 2.66m x 6.56m / 8'7" x 21'5"
Sleeping Area – 2.88m x 2.20m / 9'5" x 7'2"

Total Net Internal Area – 39 sq m / 424 Sq ft.



Let **UK** Home

3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

info@letukhome.co.uk

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Council Tax Band: D

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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