



Let **UK** Home

2 Bedrooms

Flat

Located in London

£3,700 Per Month



info@letukhome.co.uk

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

01795 358 886



15 Gasholder Place London

SE11 5BD



Let UK Home are excited to offer this spectacular two bedroom in the heart of Oval Village in Vauxhall.

This property comprises a large bright open plan kitchen and living room leading to a large private balcony with great views, two double bedrooms(master with en-suite), a large family sized 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 area surrounding the development is home to many prestigious universities and offers outstanding educational resources. Chelsea College of Arts and London College of Communication (LCC) are within walking distance, while London South Bank University (LSBU), London School of Economics and Political Science (LSE), King's College London (KCL), University College London (UCL), University of Westminster, and Imperial College London (IC) can be quickly reached by tube or bus.

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- 7th Floor
- Swimming Pool & The Spa
- 24h Security
- Residents Lounge
- Sauna & Steam Room
- The Gym
- Cinema & Game Room
- Concierge Service
- Co-working Space
- EPC Rating: B

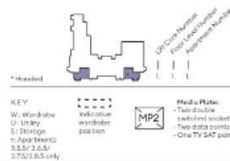




Two bedroom apartment



Living / Kitchen / Dining	5.72 x 4.56m	18'7" x 14'9"
Bedroom 1	2.76 x 3.0m	9'0" x 9'10"
Bedroom 2	2.76 x 4.02m	9'0" x 13'2"
Balcony	4.0 x 1.75m	13'1" x 5'9"
Total Net Internal Area	75.1 sq m	808 sq ft



Figures are shown for use for approximate measurement for only. Exact measurements may vary. All measurements are approximate and are for general guidance purposes only. For the purpose of this document, the measurements are given in meters and feet.

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Paddington
London
W2 6LG

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Council Tax Band: F

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		86	86
(69-80) C			
(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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