

**STAMFORD BUILDINGS, SOUTH LAMBETH ROAD, LONDON, SW8 1UY**

**OFFERS IN EXCESS OF £350,000- LEASEHOLD**



Bright and airy one bed top floor apartment located on South Lambeth Road, within walking distance to three tube stations. Tucked away on a quiet side street, this superb 1 bedroom flat offers ample living and entertaining space.

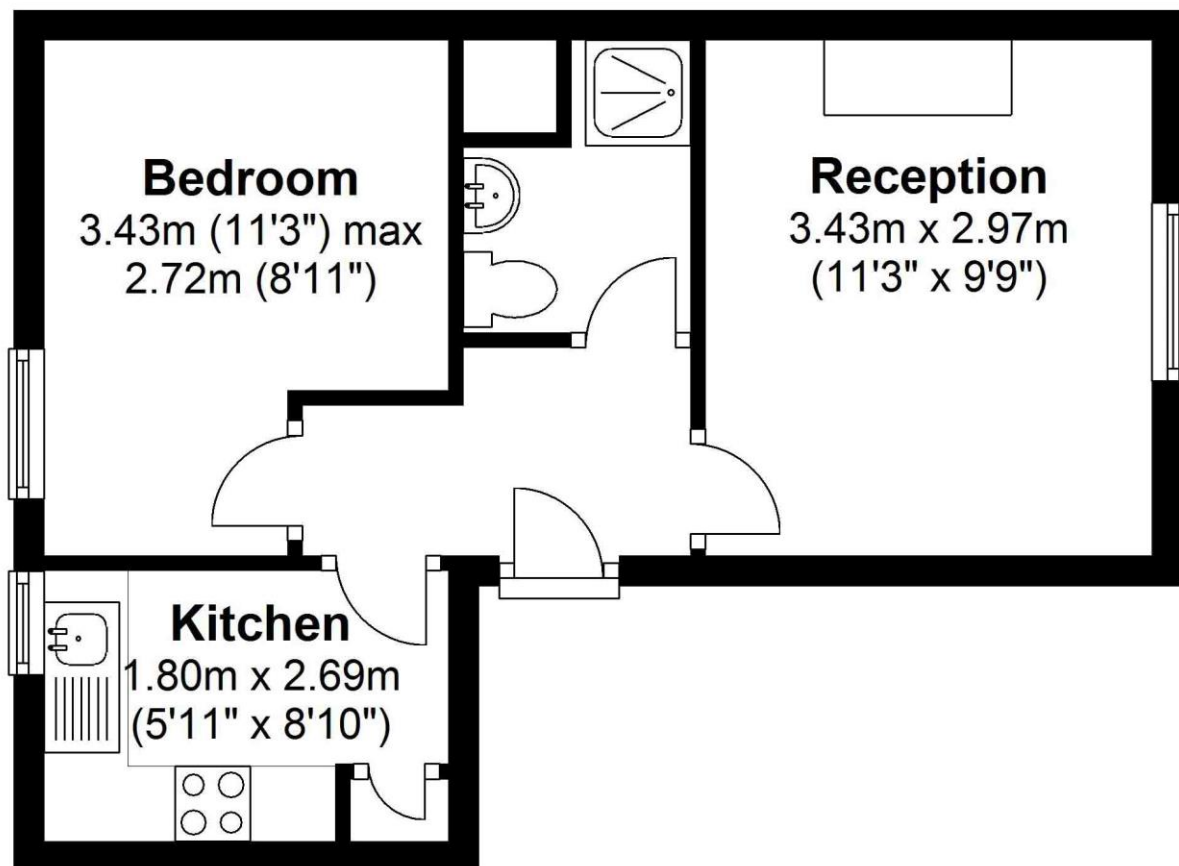
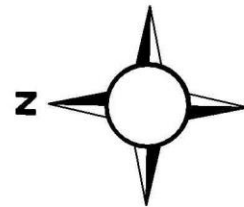
The property comprises of a double bedroom, good size reception, fitted kitchen and a three piece bathroom. This stunning flat has plenty of natural light throughout. Located a short walk to Stockwell, Vauxhall and Oval Tube Stations and national rail station. Also the local area has become famous for its Portuguese bars, restaurants and delis and its known as 'Little Portugal'.

There are endless amenities and attractions close by including Vauxhall Park, Oval Cricket Ground, gyms, New Covent Garden, and U.S. Embassy. This an ideal home for a first time buyer or a wise buy to let..

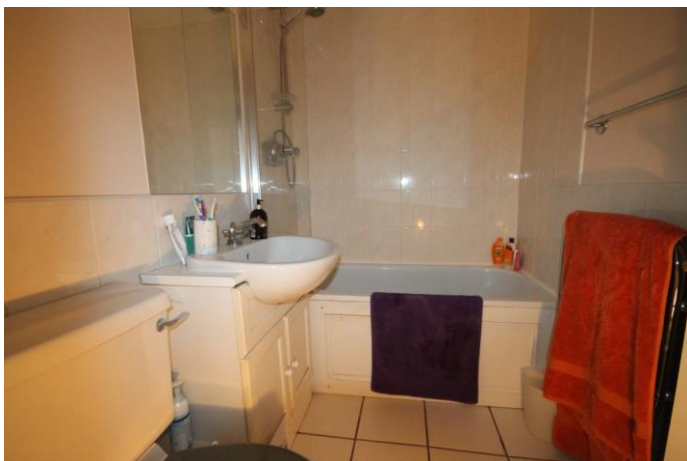
**Ground rent: £125 Per annum**

**Service Charge: £1030.98 Per Annum**

## FLOOR PLAN



**Total area: approx 31 sq. meters (334 sq. feet)**



### Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.