



A WONDERFUL TWO BEDROOM GARDEN FLAT

HEYFORD AVENUE
LONDON SW8

Share of Freehold

Reception room ♦ Kitchen ♦ 2 bedrooms ♦ 2 bathrooms (1 en suite) ♦ Cellar ♦ Garden ♦ EPC rating = E

Situation

Heyford Avenue is a quiet residential road ideally situated close to the local shops, bars and restaurants of Vauxhall. Transport links are close by with Oval and Vauxhall underground stations providing services to the City and West End. Vauxhall Overground station provides services to London Waterloo along with numerous bus routes. The open space of Vauxhall Park is also close by.

Description

This lovely flat is arranged over two floors and features a bright and spacious reception, which is located to the front of the property and boasts a large bay window. To the rear of the property is the kitchen/dining room, with a range of fitted units, a separate dining area and French doors opening out onto a charming South facing garden. A second bedroom and separate shower room completes the ground floor accommodation. The first floor comprises a master bedroom benefiting from built in storage and an en suite bathroom. The flat further benefits from a cellar, providing additional storage space.

Tenure:

Share of Freehold

Local Authority:

London Borough of Lambeth

Savills Battersea Park

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Heyford Avenue, SW8

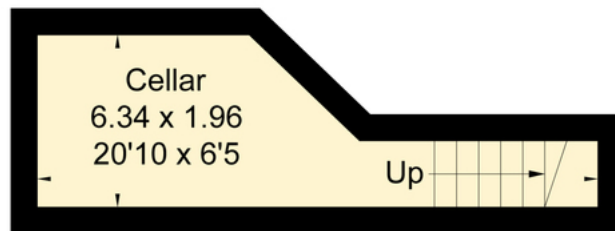
Gross Internal Area (approx) = 69.2 sq m / 745 sq ft

Cellar = 8.4 sq m / 90 sq ft

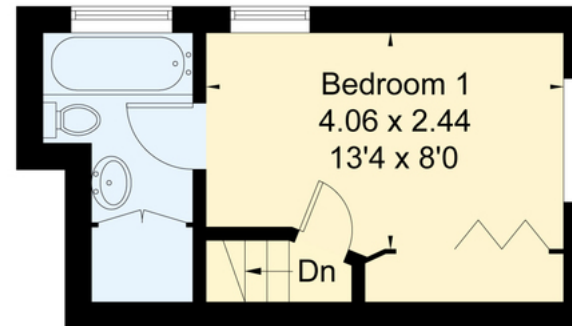
Total = 77.6 sq m / 835 sq ft

For identification only. Not to scale.

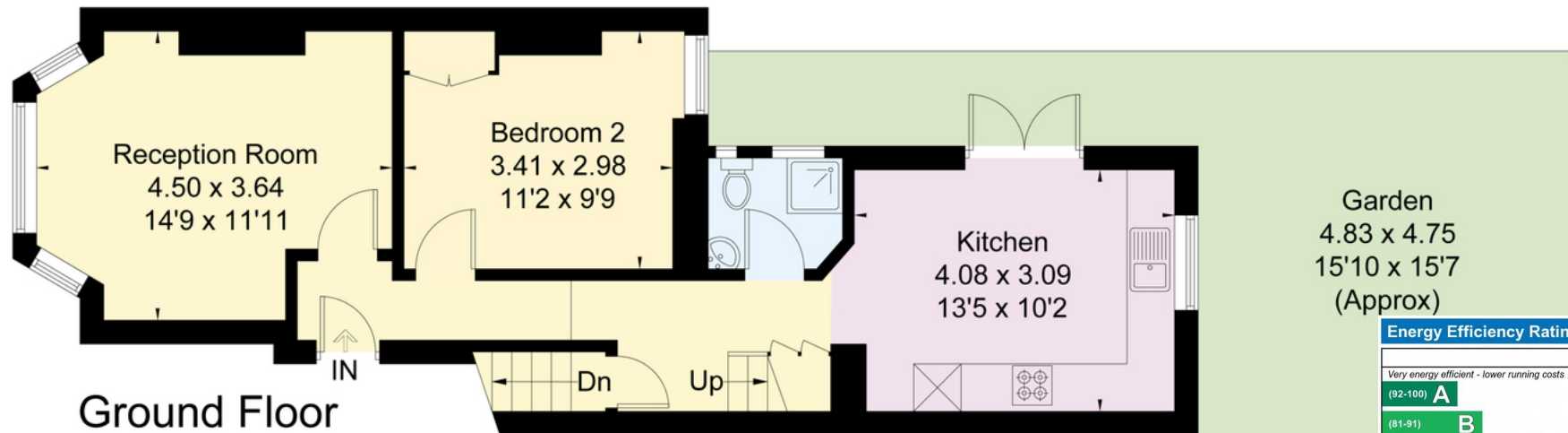
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Cellar



First Floor



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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