



A unique 3 bedroom split level apartment located in an Edwardian School conversion nestled neatly within the Vauxhall Conservation Area.

The Academy, 20 Lawn Lane, London, SW8

£923.08 pw (£4,000 pcm) plus fees apply, Part Furnished, Unfurnished
Available now

savills

- 3 bedrooms
- Gated communal gardens
- Overlooking Vauxhall Park
- Gated parking
- Community gardens of Bonnington and Harleyford within 100m on the apartment

Local Information

This beautiful building dates back to 1908 and is situated within the Vauxhall Conservation Area with access to the sought after Vauxhall Park and Bonnington Square.

Bonnington Square is deeply rooted in community spirit and contains the volunteer run Pleasure Garden as well as a popular and well-known café. The area where the garden now stands, was bombed during WWII, flattening the 7 houses that previously stood. In the 1990s, the residents' of Bonnington square came together to makeover the park into garden which is now loved.

Opposite The Academy is the award-winning Vauxhall Park which has been at the heart of the community for over 25 years. It holds a lavender field as well as the Parco Café, tennis courts, basketball court and table tennis and chess tables.

The apartment is approximately a 4 minute walk (0.2 miles) to Vauxhall Underground Station (Victoria Line) and mainline station.

About this property

The property benefits from a large kitchen with ample storage, dishwasher, fridge-freezer, and space for a dining table. This

leads on to a spectacular reception room flooded with natural light due to the high ceilings and large windows fitted with electric blinds.

The third bedroom is located on the 5th floor and can be used as a study when working from home or bedroom. Next to this sits a separate shower room and hallway offering further storage.

The 6th floor contains two further double bedrooms, both en suite, and further storage in the hallway.

Further benefits include one allocated parking space, communal gardens and a day time porter with secure gated entry.

Furnishing

Part Furnished, Unfurnished

Local Authority

Lambeth Council
Council Tax Band = G

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Waterloo Lettings Office.
Telephone: +44 (0) 20 3402 0400.

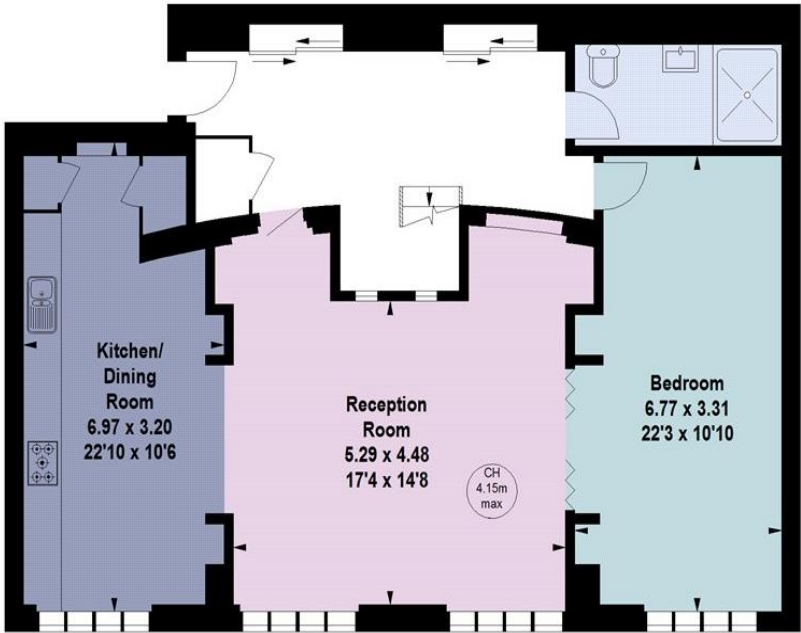




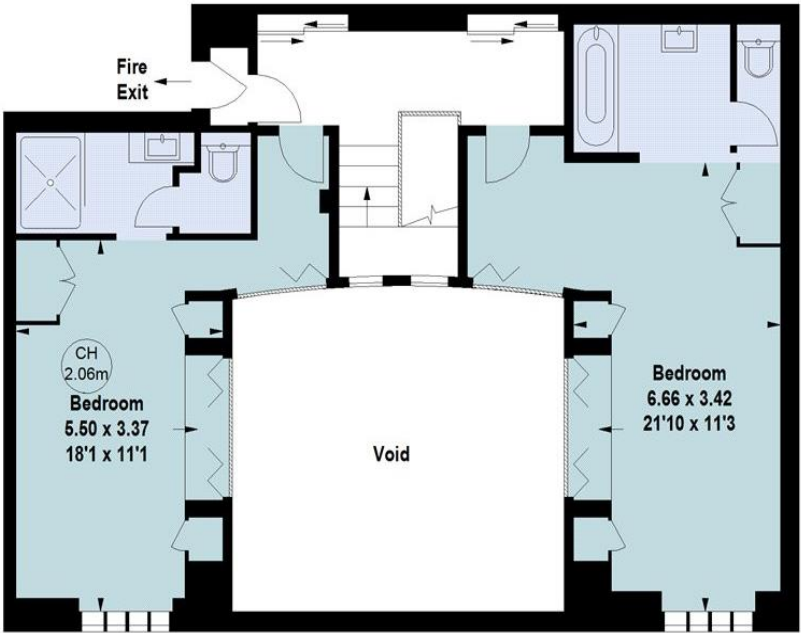
The Academy, 20 Lawn Lane, London, SW8
Gross Internal Area 2007 sq ft, 186.5 m²

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Fifth Floor



Sixth Floor



Key :
CH - Ceiling Height

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

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