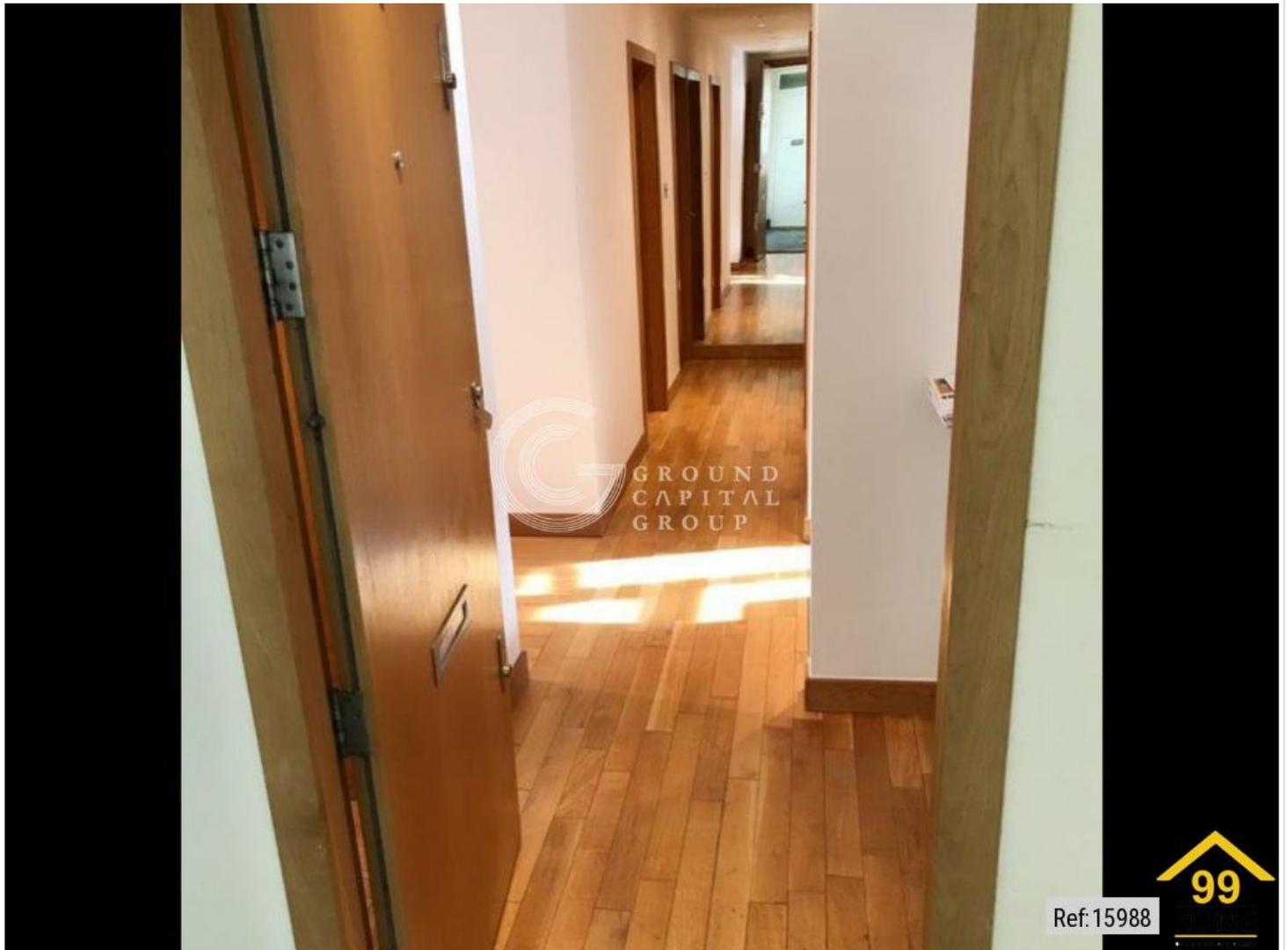


3 Bed Flat In Evans House , Vauxhall, SW8 4SS

£475,000





SHORT DESCRIPTION

Property Ref: 15988 Spacious 3-4 Bedroom Apartment 2 Minutes from Nine Elms Station A fantastic opportunity to purchase this versatile 3-4 bedroom apartment located just 2 minutes' walk from Nine Elms Underground Station (Northern Line). Perfectly positioned in one of London's fastest-growing neighbourhoods, the property offers exceptional convenience and strong investment potential. Can be used as 3 or 4 bedrooms depending on your needs 3 separate shower rooms, ideal for sharers or large households Modern fitted kitchen with appliances Bright interiors and well-maintained throughout Only 2 minutes' walk to Nine Elms Station (Northern Line) Easy walk to Vauxhall Station and the US Embassy Close to cafés, restaurants, supermarkets, gyms and the River Thames Excellent transport links to Central London, Waterloo, Tottenham Court Road and London Bridge Strong rental demand and high capital appreciation potential in this rapidly developing area deal For Buy-to-let investors Families or sharers Buyers seeking a flexible 3-4 bedroom layout Anyone looking for a central London home with multiple bathroom Property Type: Flat Full selling price: £475.000 Pricing Options: No Status Tenure: Leasehold Remaining lease (In Years): 89 Yearly Ground Rent Cost: £10.00 Yearly Management Cost: £2509.75 Council tax band: C EPC rating: D Measurement: Bedrooms, Bathrooms and Living room Outside Space: Balcony Parking: Residents Heating Type: Double Glazing and Electric Chain Sale or Chain Free: Chain Free Possession of the property: Vacant....

3

Bed Room(s)

3

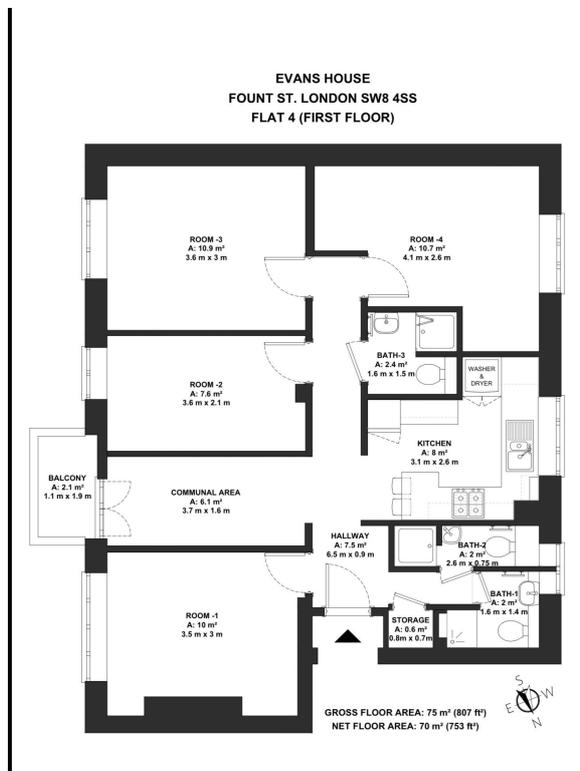
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
 All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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