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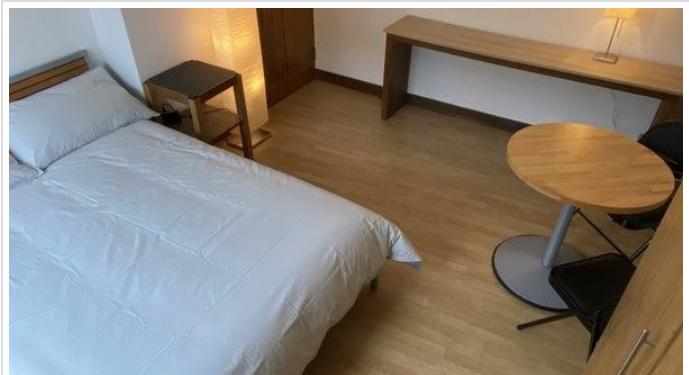
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2 Bed Flat In Shrewsbury House, Meadow Rd , Lambeth, SW8 1LU    £425,000



Ref.16023

**99**  
**HOME**  
PROPERTY AGENT



## SHORT DESCRIPTION

Property Ref: 16023 This versatile property can be used as a 2-3 bedroom home and offers excellent flexibility for both owner-occupiers and investors. Located in a prime central location, the property is just 3-4 minutes' walk from Oval Underground Station and approximately 5 minutes from Vauxhall Station, providing superb transport links across London. The area is highly sought after, with local amenities, cafés, restaurants, and green spaces all within easy reach. Thanks to its central location and strong rental demand, this property represents a fantastic investment opportunity as well as a comfortable place to live. Key highlights: 2-3 bedroom layout Excellent transport links Walking distance to Oval & Vauxhall stations Highly central and well-connected location Ideal for both residential use and investment Property Type: Flat Full selling price: £425000.00 Pricing Options: No Status Tenure: Leasehold Remaining lease (In Year): 86 Yearly Ground Rent Cost: £10.00 Yearly Management Cost: £1959.00 Council tax band: B EPC rating: C Measurement: 688.89 sq.ft. Outside Space: Communal Garden Parking: Permit Heating Type: Electric Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

2

Bed Room(s)

2

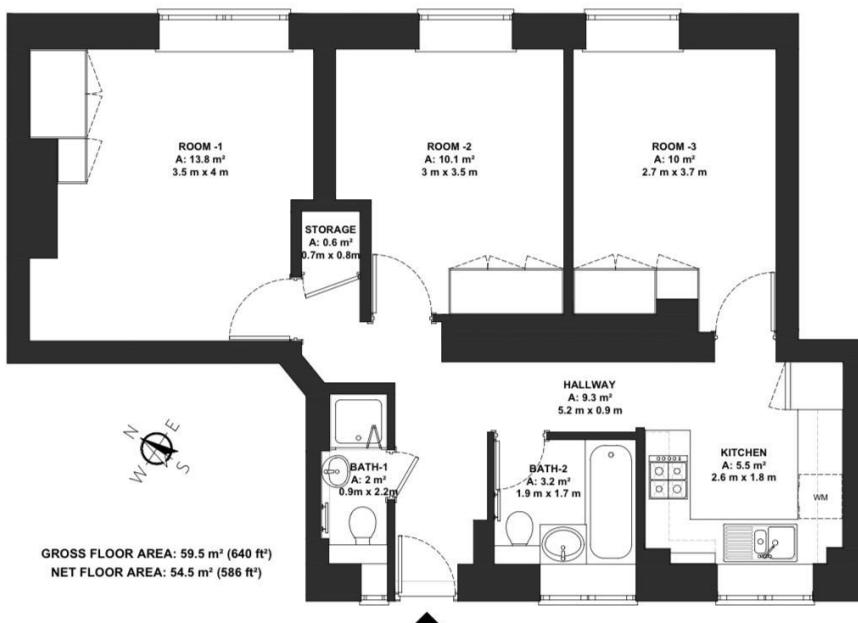
Bath Room(s)

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.

Property type	Ground-floor flat
Total floor area	64 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

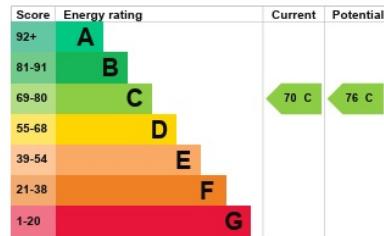
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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