



Salamanca Place, London  
SE1

GARTON JONES.COM

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## £96,250 Leasehold

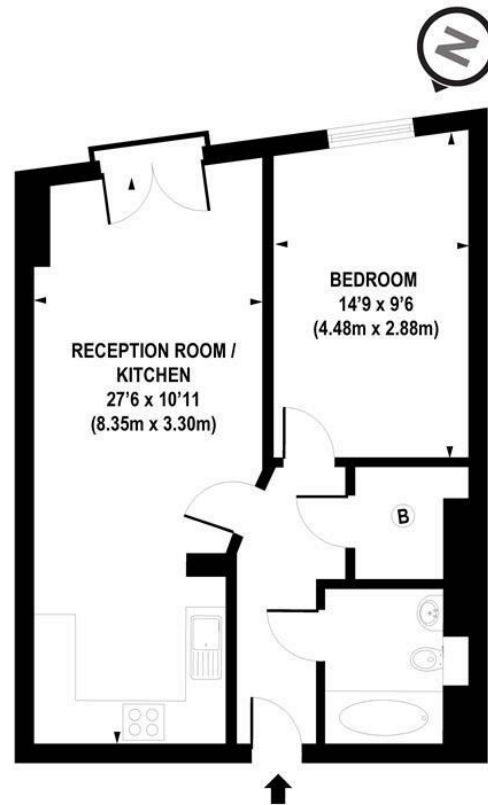
A spacious 1-bedroom apartment of 572sq.ft (53.17sq.m) available for sale in 3 Salamanca Place, a modern riverside development located between Lambeth & Vauxhall Bridges. This spacious property consists of 1 double bedroom, an open plan reception room with modern integrated kitchen, good storage throughout, and a well-proportioned bathroom. The building benefits from lift access and an on-site convenience store, as well as being moments from several cafes, pubs & shops. Transport links are excellent with the rail and tube services of Vauxhall a short walk away and a frequent bus service to the West End and City on the doorstep.

- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Electric Heating
- Broadband & Mobile Signal: Check Coverage via Ofcom
- Parking: No Parking Included
- Lift Access
- Building Safety: EWS1 Available on request
- Council Tax Band E (London Borough of Lambeth)
- Leasehold: 976 Years Remaining (999 years less 8 days from 1.1.2001)
- Service Charges: £3,540.78 per annum
- Ground Rent: £187.50 per annum
- EPC Rating E (80)
- Monthly rent: £780.39 per month

- 25% Shared Ownership
- 1 Bedroom
- 572sq.ft (53.17sq.m)
- 3rd Floor
- Open Plan Reception
- Large Kitchen
- Good Storage
- Lift
- Quiet Courtyard Views
- 0.6 Miles to Vauxhall Station



EPC certificate available on request.



APPROX. GROSS INTERNAL FLOOR AREA 572 sq. ft / 53.17 sq. m

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements,  
fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

**CP CREATIVE**  
PROPERTY MARKETING

