



**17 Palm House, Sancroft Street, Kennington
London, SE11 5AH
£600,000**

Situated on the second floor of this elegant development, a modern two double bedroom/two bathroom apartment. The property benefits from two private balconies overlooking the tranquil Vauxhall Street Park and open plan dining/living area. The apartment benefits from unusually large Master Bedroom and good size guest bedroom.

Located only a short distance to Westminster and the peaceful green stretches of Kennington, Palm House is ideally situated and is only moments away from Albert Embankment and the River Thames. With the property only 8 minutes' walk from Vauxhall Underground and Train Station, transport links are superb.

Leasehold: 239 years remaining (250 years leasehold from 2014)

Ground rent: £460.00 per annum

Service charges: £2,867.71 per annum

Building's insurance: £1,164.03 per annum



Living/Dining 16'4" x 9'10" (5 x 3)



Kitchen area 12'1" x 5'6" (3.7 x 1.7)

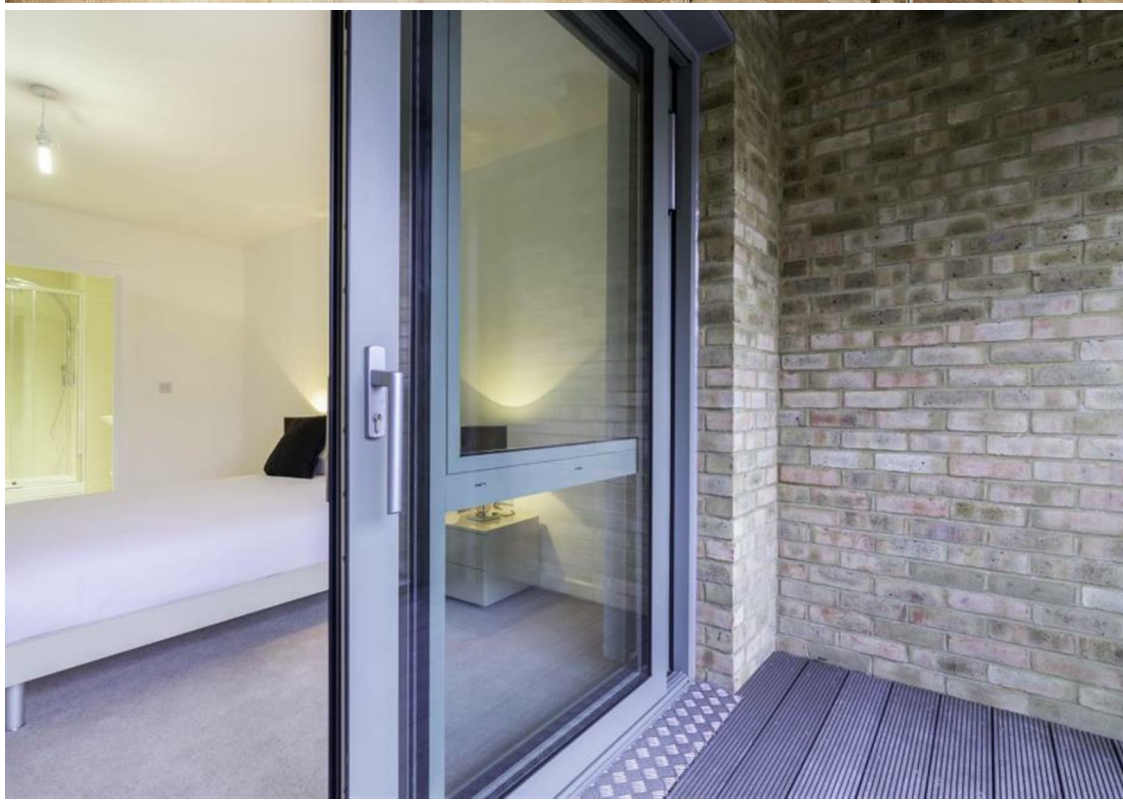


Master Bedroom 14'1" x 13'1" (4.3 x 4)



Second Bedroom 10'9" x 10'5" (3.3 x 3.2)

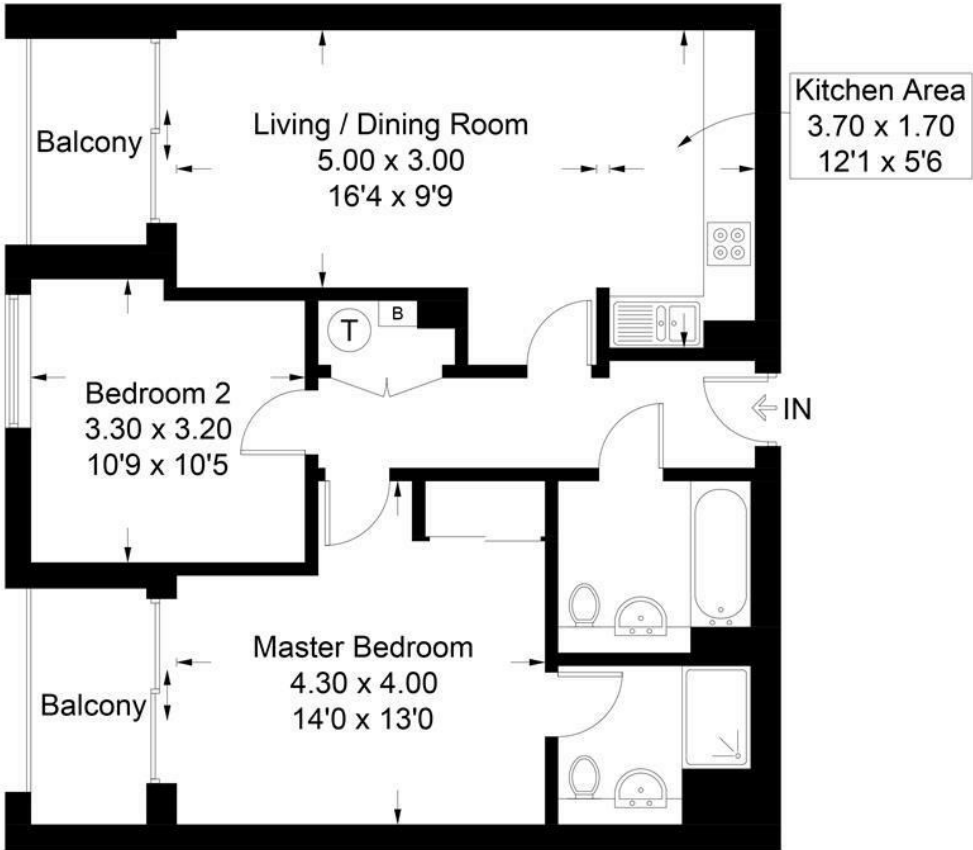






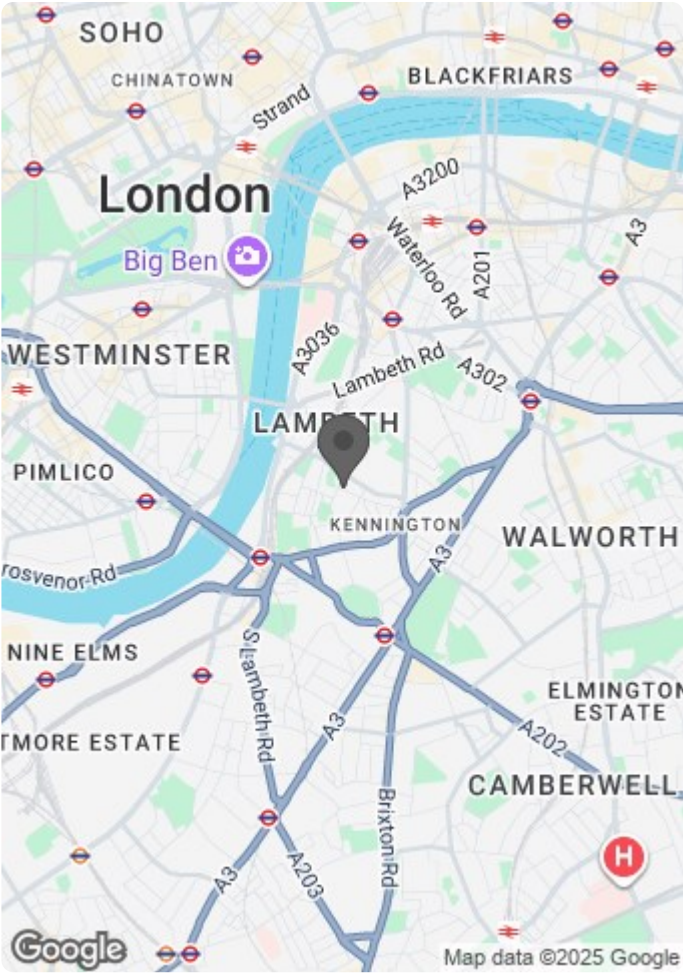
Palm House

Approximate Gross Internal Area = 69.0 sq m / 740 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID325921)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	