



# Shrewsbury House, Meadow Road, Vauxhall, SW8

Asking Price: £399,950

 Benham  
& Reeves

# Shrewsbury House, Meadow Road, Vauxhall, SW8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This apartment has been recently updated by the current owners and is presented in immaculate condition throughout. Upon entering the property, you are met by a fantastic feeling of light and space. There is a large hallway leading through to all rooms. There is a separate kitchen that has been well thought through, with a range of wall and base units and integrated appliances. The property boasts two generously sized double bedrooms, both featuring convenient built-in storage, a smart family bathroom, and an additional guest bathroom.

Shrewsbury House is nestled in a vibrant pocket of South London that perfectly balances urban energy with residential charm.

The local area is a hub for foodies and culture seekers alike. You are moments away from the famous food market (Kennington's vibrant farmers market), the iconic Oval Cricket Ground, and an array of independent cafes, gastropubs, and artisan bakeries that give the neighbourhood its distinct community feel.

For those who enjoy the outdoors, the historic Kennington Park is just a short stroll away, offering flower gardens, tennis courts, and wide-open spaces.

The property is excellently positioned for commuters, with both Vauxhall Station (Victoria Line and National Rail) and Oval (Northern Line) within easy reach. This provides swift access to the West End, the City, and Waterloo.





## Property Features:

- Two Bedrooms
- Two Bathrooms
- 639 Square Feet (Approx.)
- Opposite Oval Cricket ground
- Wood Floor throughout
- Oval Underground Station (Zone 1)



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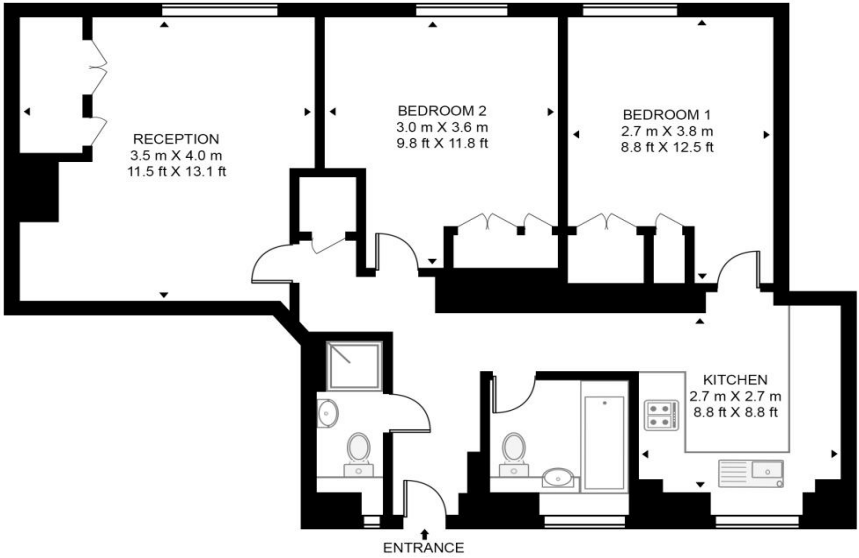


## SHREWSBURY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA 639 SQ.FT (59.4 SQ.M)



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		



GROUND FLOOR

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£399,950
Tenure:	Leasehold Expires 14/09/2111 Approximately 85 Years Remaining
Ground Rent:	£10.00 (per annum) For the year 2026
Service Charge:	£1,959.00 (per annum) For the year 2026
Anticipated Rent:	£2,500.00 pcm Approx. 7.2% Yield

## Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NIN260084

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W: [www.benhams.com](http://www.benhams.com)

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