



**Ashley Mansions, Vauxhall Bridge Rd SW1V**




A two bedroom second floor flat situated within an attractive red brick apartment block located on Vauxhall Bridge Road. The property comprises two double bedrooms, family bathroom, a large reception room and separate Kitchen. Presented in good condition throughout the flat would be an ideal rental investment or pied a terre. Vauxhall Bridge Road offers easy access to the fantastic collection of shops to be found in Victoria. Transport links include Victoria Station (District, Circle and Victoria lines and National Rail) for links to the City and West End.

**£495,000**


**Leasehold**

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental (CO<sub>2</sub>) Impact Rating

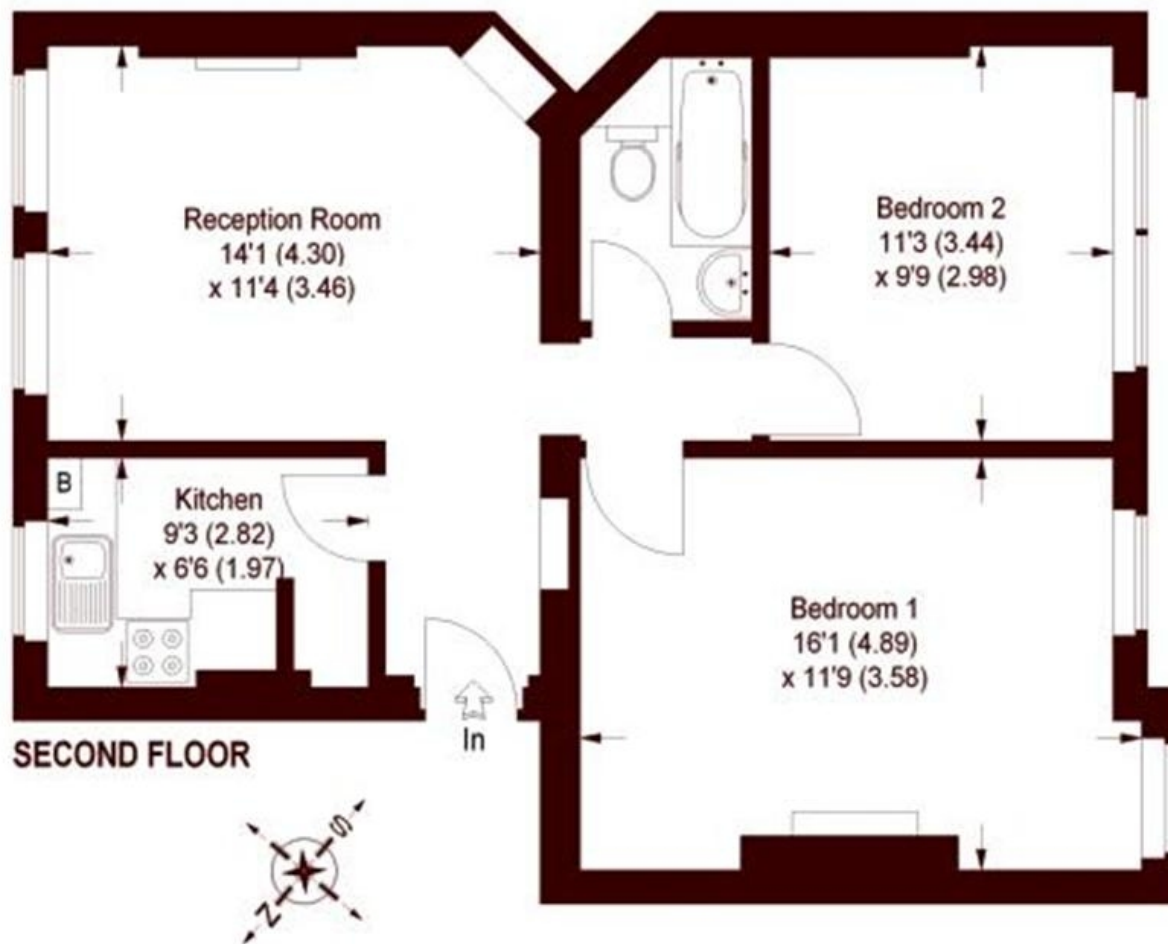
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- Service Charge:** £2000 per annum
- Ground Rent:** £75 per annum
- Leasehold:** 72 years (approx.)

DISCLAIMER: In Accordance with the 1991 Property Misdescription Act, these details and photographs have been prepared for "Tuckerman Estate Agents." in good faith and as a general guide, not a statement of fact. We have not carried out a survey, appliances and specific fittings have not been tested. Measurements are approximate and should not be relied upon for fixtures and fittings.

# ASHLEY MANSIONS, SW1

APPROXIMATE GROSS INTERNAL AREA 635 SQ FT / 59 SQ M



This plan is for layout guidance only. Not drawn to scale, unless stated. Measured & drawn to the nearest 7.5cm / 3 inches. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. All room dimensions taken through cupboard/wardrobes to structural walls where possible or to where indicated by arrow heads.