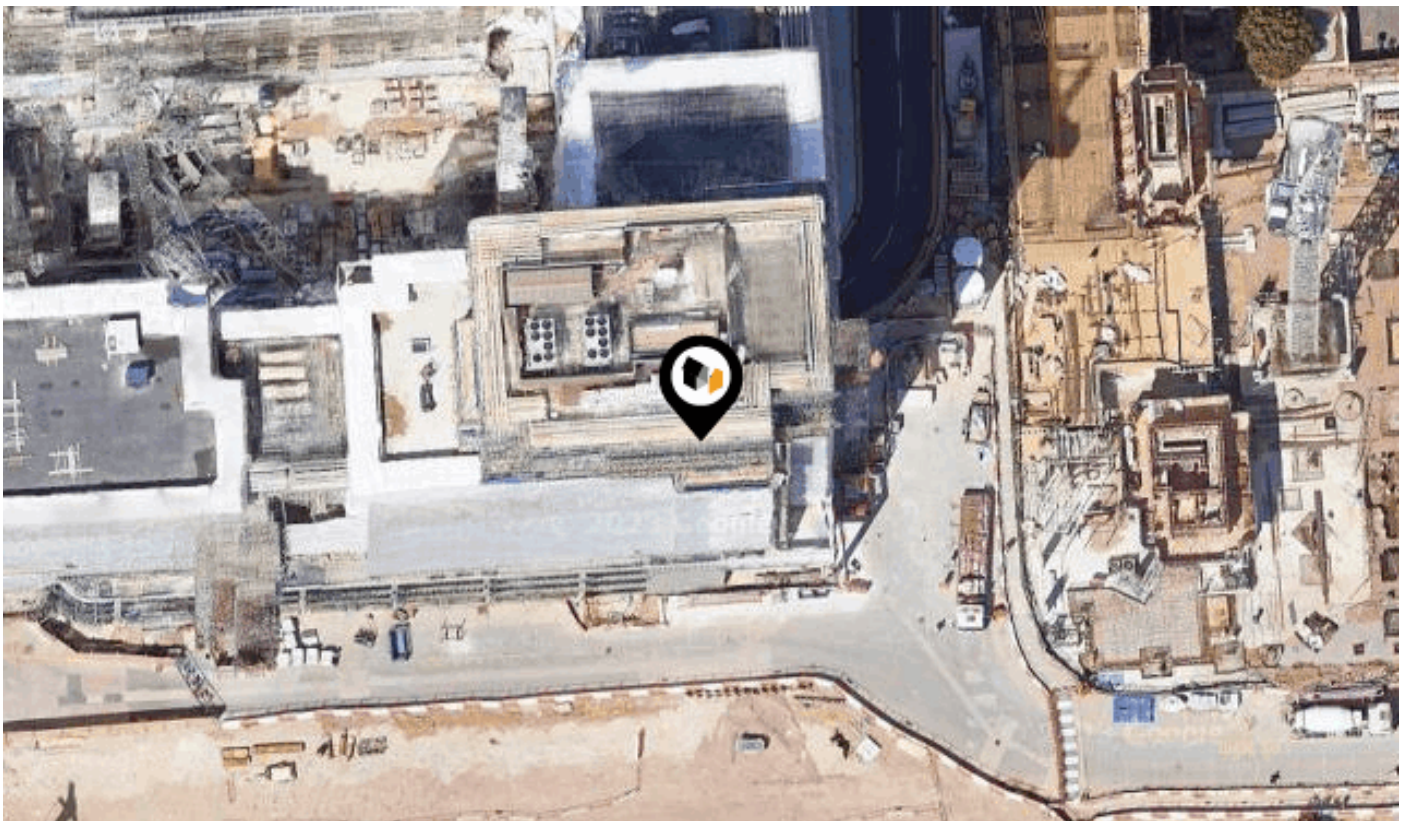


See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 26th October 2023



PHOENIX COURT, 7, GASHOLDER PLACE, LONDON, SE11

Rental Estimate : £3,000

Century21

85 Rochester Row Westminster London SW1P 1LJ

020 7630 1099

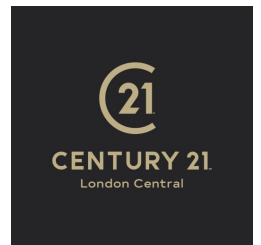
roger.collings@century21uk.com

www.century21uk.com



Introduction

Our Services



Our Agency: Century21
Your Agent: Roger Collings
Agent Contact: 020 7630 1099
Agent Email: roger.collings@century21uk.com

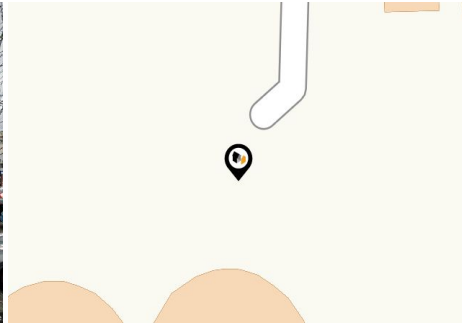
At Oval Village, Berkeley Homes have created a truly sustainable development. Read on to find out more about this truly energy efficient and economic home.

Welcome to Phoenix Court, Gasholder Place, a stunning apartment located in the heart of London. This brand new and stylish property is now available for lease, offering a comfortable and convenient living experience. Featuring 1 spacious bedroom and 1 well-appointed bathroom, this apartment is perfect for individuals or couples looking for a cosy and contemporary home. With a building area of 548 square feet, there is plenty of space to relax and unwind. Spacious Balcony Recently constructed in 2023, this property boasts a sleek and modern design, with high-quality finishes throughout. The open-plan layout creates a seamless flow between the living, dining, and kitchen areas, providing a bright and airy atmosphere.

Phoenix House offers residents a range of amenities including 24 hour concierge, bike storage, communal Gardens, and Roof Terrace.

The apartment is located in a prime location, offering easy access to all that London has to offer. Whether you're looking to explore the vibrant city centre or enjoy a peaceful stroll along the nearby parks, this property is perfectly situated. Oval underground station is 0.33 miles and Vauxhall main line and underground are 0.34 and 0.4 respectively. The price guide for this exceptional apartment is £3,000 per month, offering excellent value for the quality and location it provides. Don't miss out on the opportunity to make this your new home. Contact us today to arrange a viewing and secure this fantastic property for lease. Available now

Property Overview



Property

Type: Flat / Maisonette
Bedrooms: 1
Floor Area: 548 ft² / 51 m²
Year Built : 2023
UPRN: 10094958607

Rental Estimate: £3,000

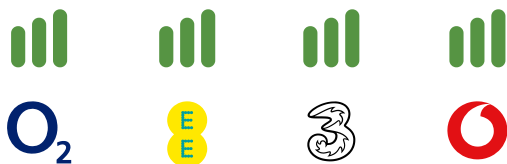
Local Area

Local Authority: Lambeth
Conservation Area: No
Flood Risk:
• Rivers & Seas: Very Low
• Surface Water: Very Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	- mb/s

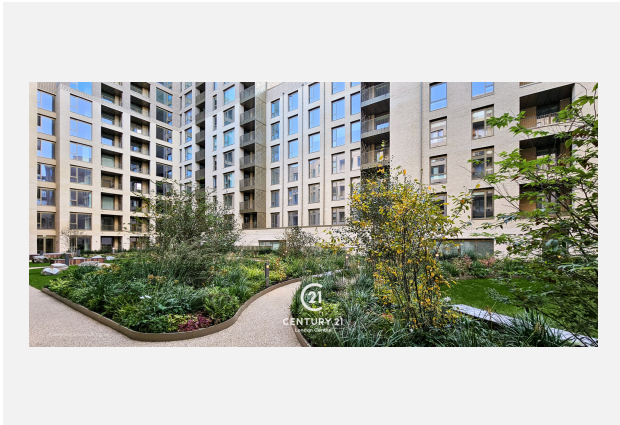
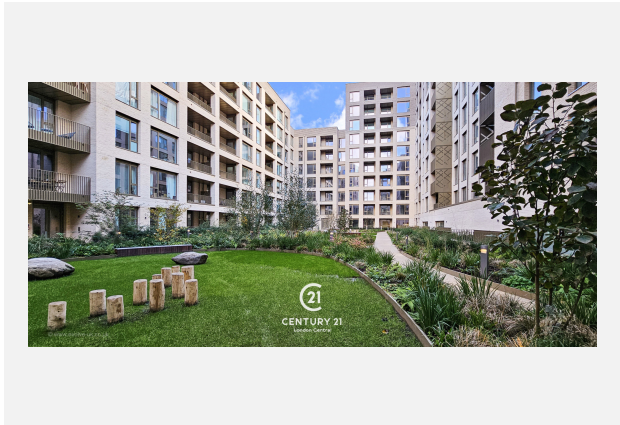
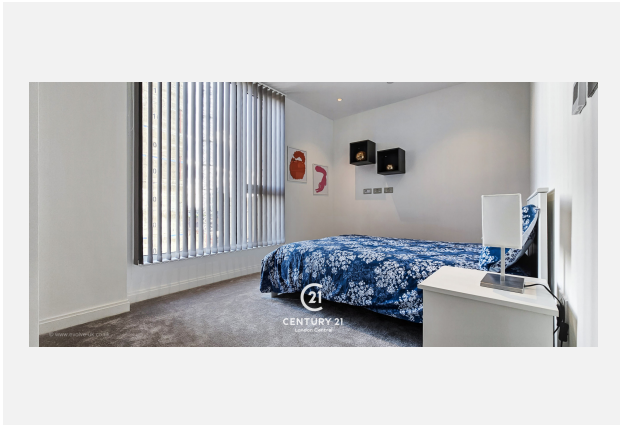
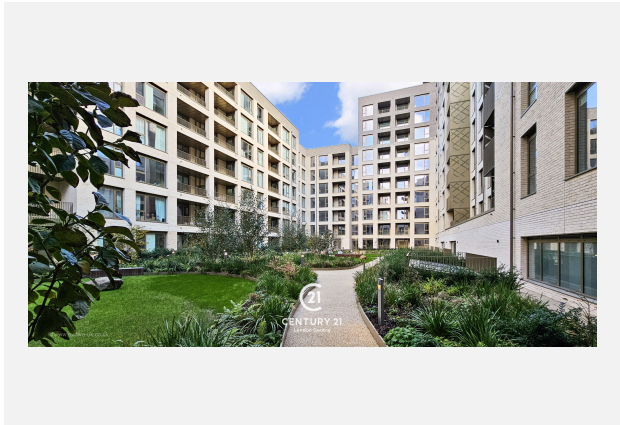
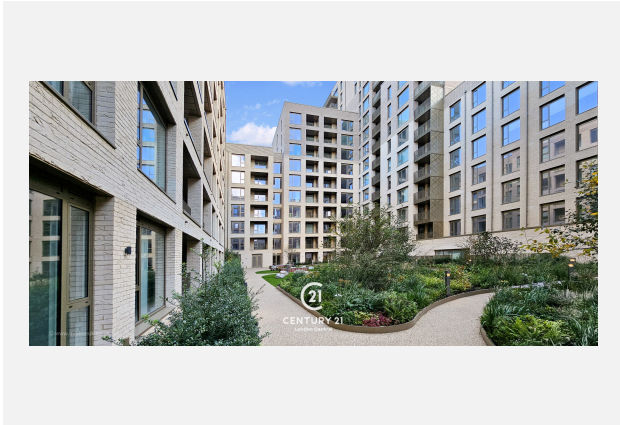
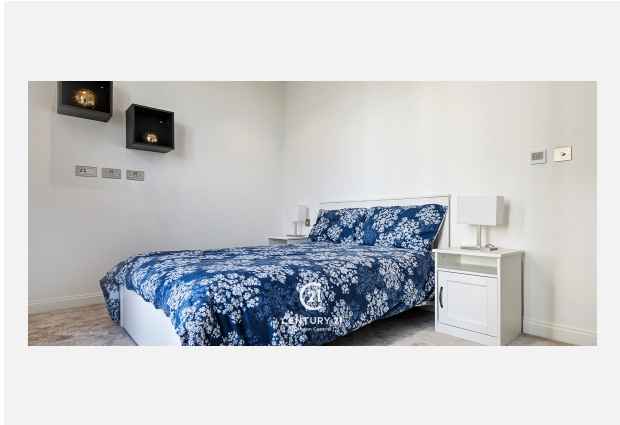
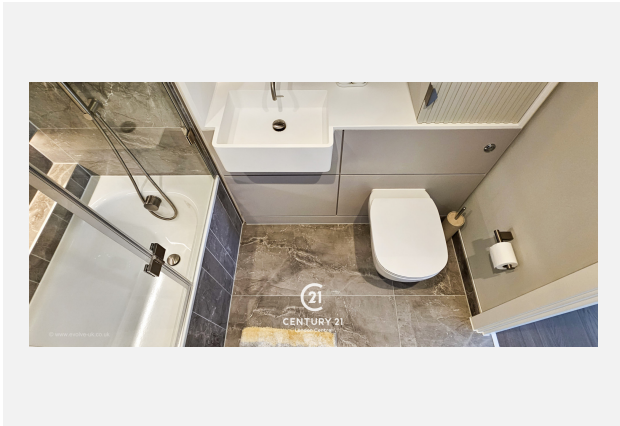
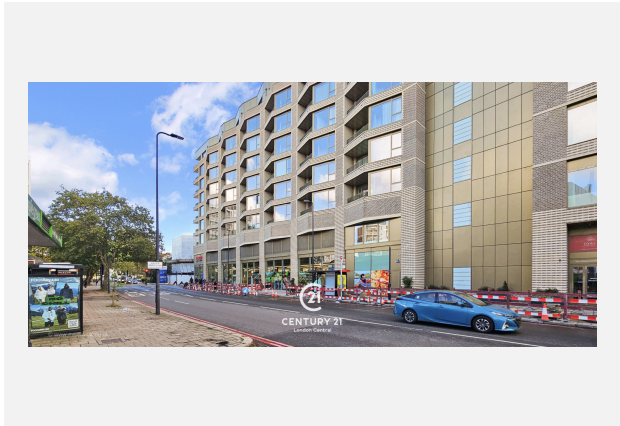
Mobile Coverage:
(based on calls indoors)



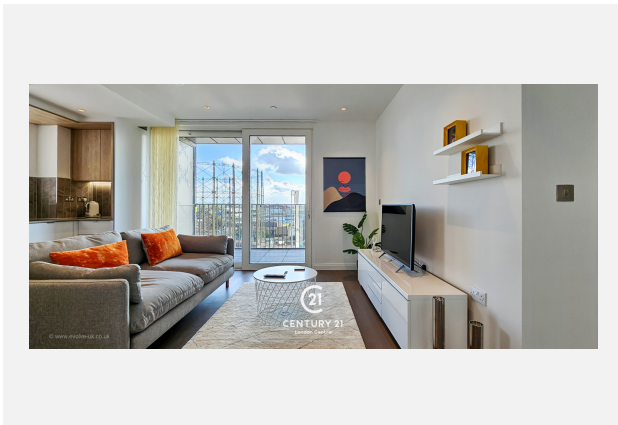
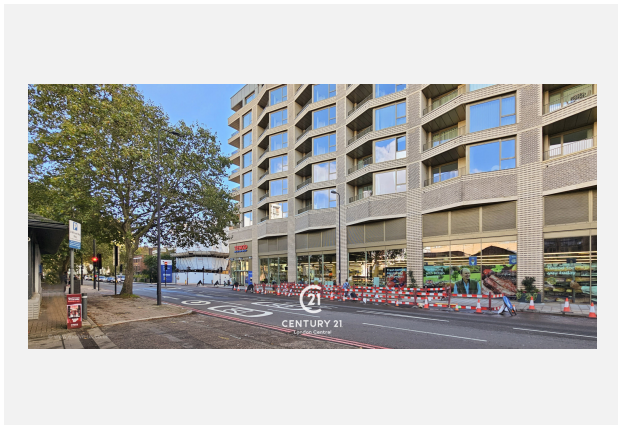
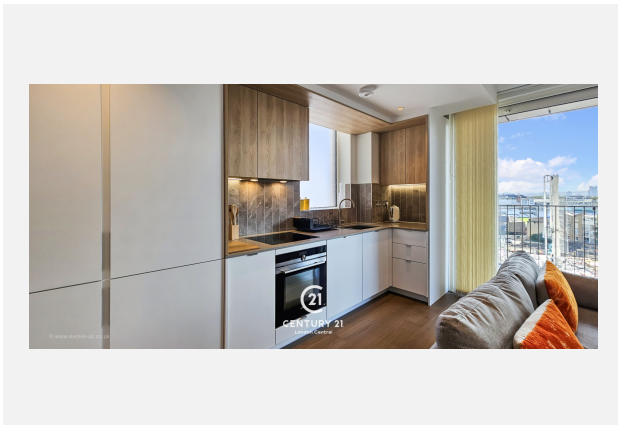
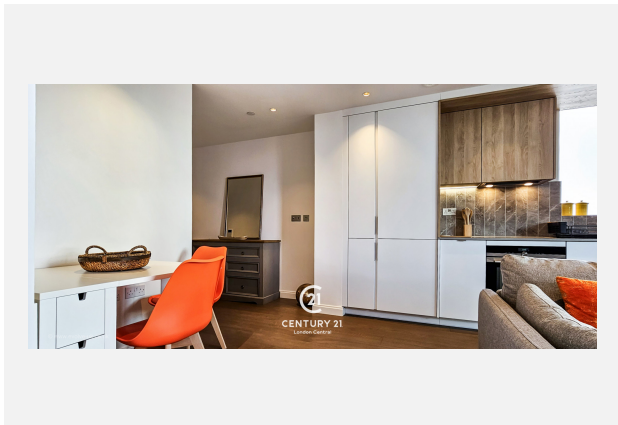
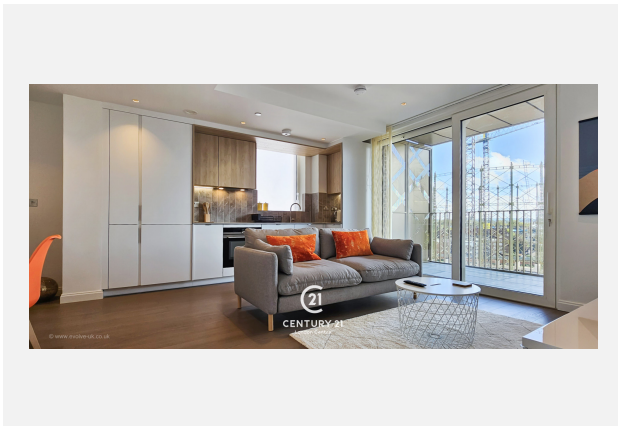
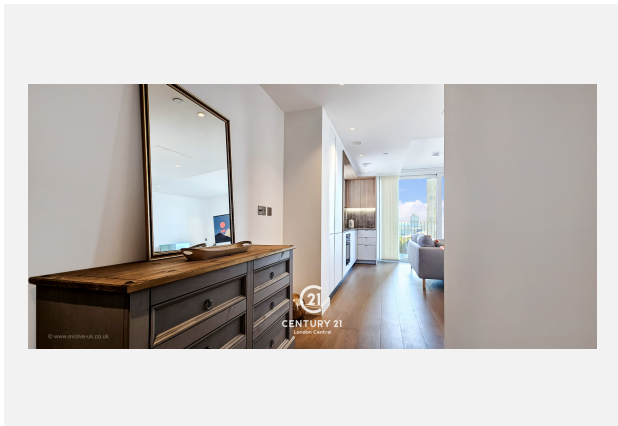
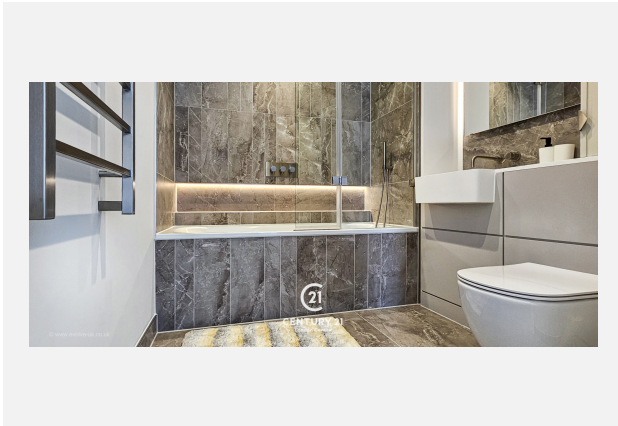
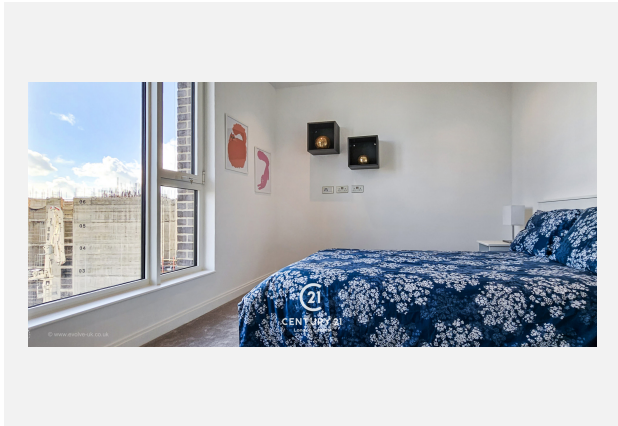
Satellite/Fibre TV Availability:



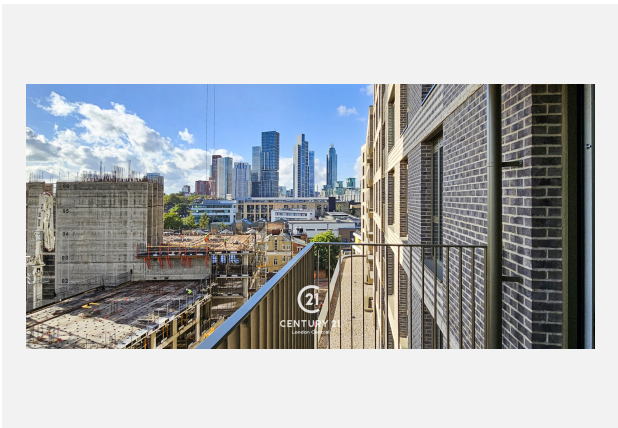
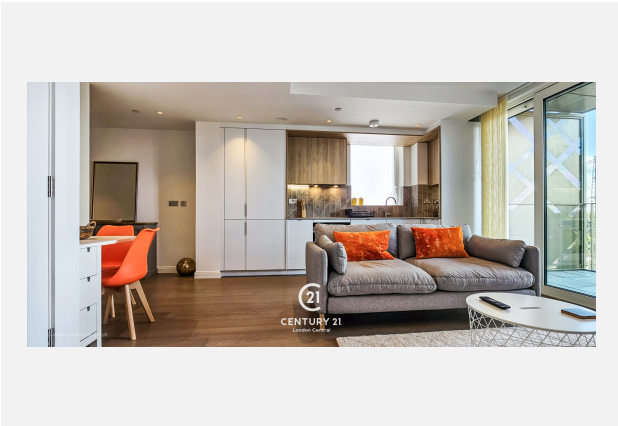
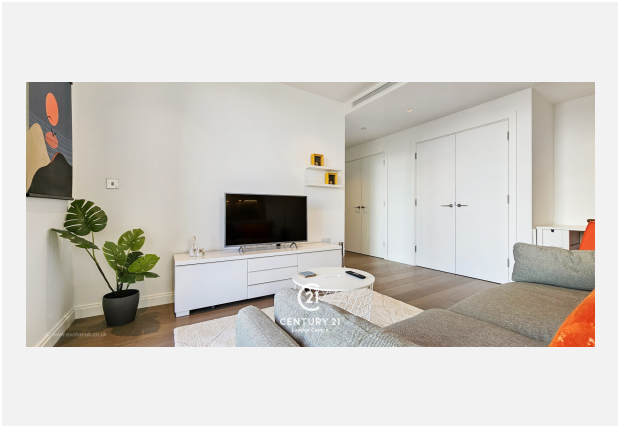
Gallery Photos



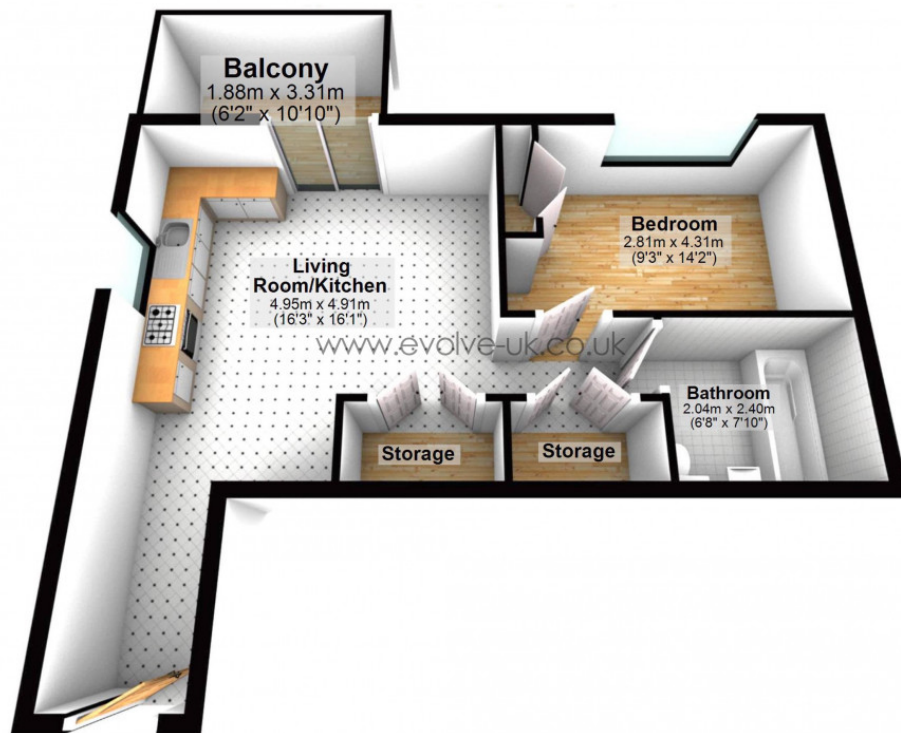
Gallery Photos



Gallery Photos



PHOENIX COURT, 7, GASHOLDER PLACE, LONDON, SE11



CENTURY 21
London Central

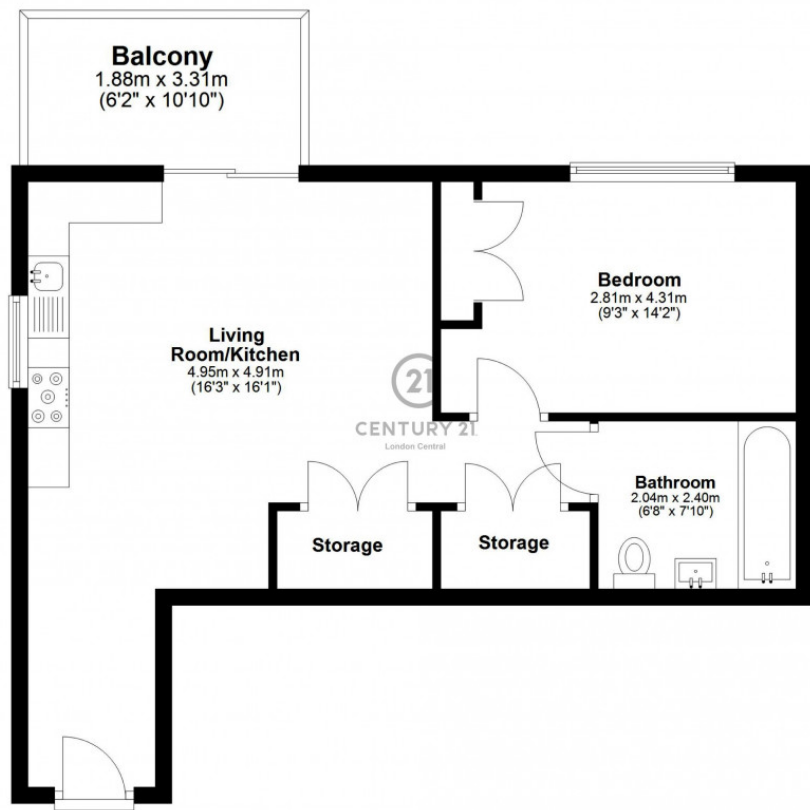
Plan produce for **CENTURY 21** Estate Agent

Evolve
www.evolve-uk.co.uk

This floor plan is for illustrative purposes only.
Floor areas (including total floor area) openings are approximate.

TOTAL FLOOR AREA	Sq. meters	44.8
	Sq. feet	482.1

PHOENIX COURT, 7, GASHOLDER PLACE, LONDON, SE11



Plan produce for CENTURY 21 Estate Agent

Evolve
www.evolve-uk.co.uk

This floor plan is for illustrative purposes only.
Floor areas (including total floor area) openings are approximate.

TOTAL FLOOR AREA	Sq. meters	Sq. feet
	44.8	482.1

Property
EPC - Certificate



7 Gasholder Place, London, SE11

Energy rating

B

Valid until 02.08.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

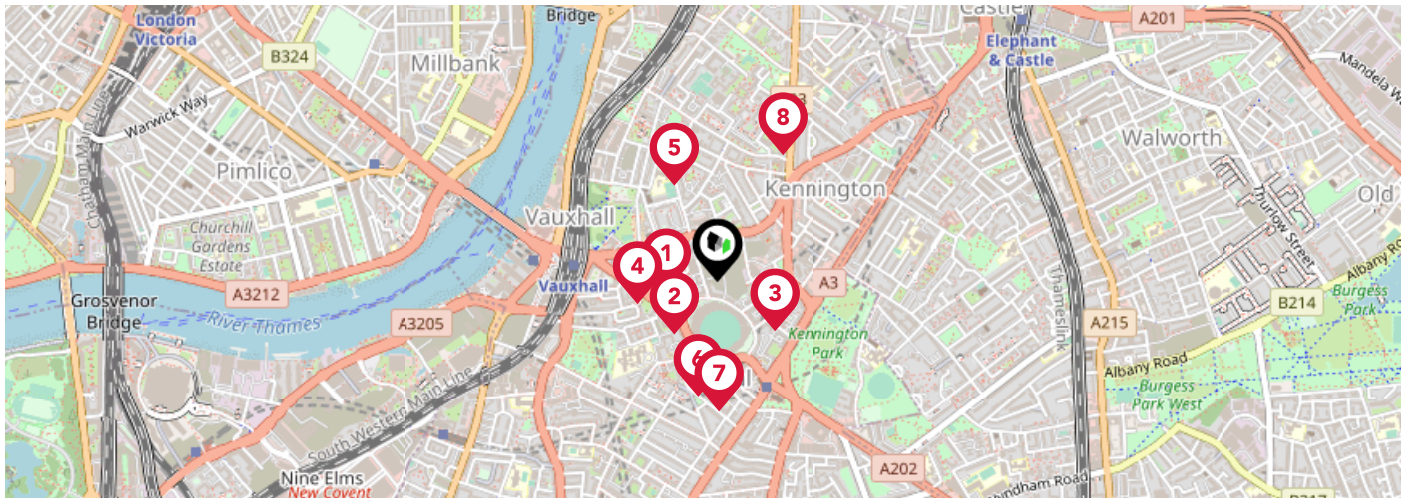
Property EPC - Additional Data











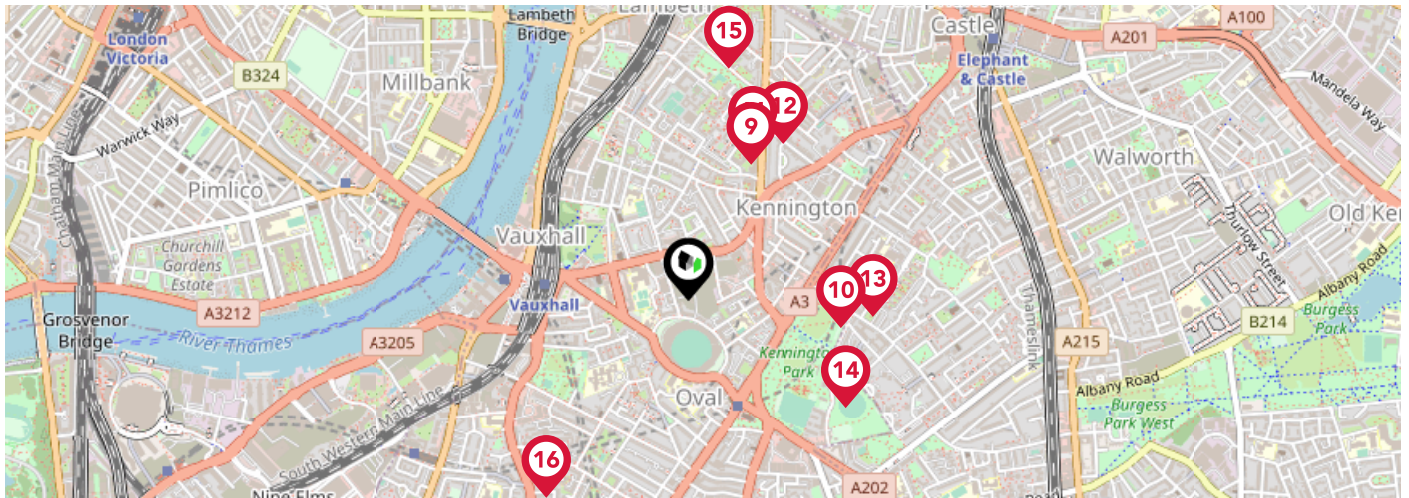
Additional EPC Data









Property Type:	Mid-floor flat
Walls:	Average thermal transmittance 0.20 W/m ² K
Walls Energy:	Very good
Roof:	(other premises above)
Window:	High performance glazing
Window Energy:	Very good
Main Heating:	Community scheme
Main Heating Energy:	Good
Main Heating Controls:	Charging system linked to use of community heating, programmer and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	(other premises below)
Secondary Heating:	None
Air Tightness:	Air permeability 2.9 m ³ /h.m ² (as tested)
Air Tightness Energy:	Very good
Total Floor Area:	51 m ²

Area Schools

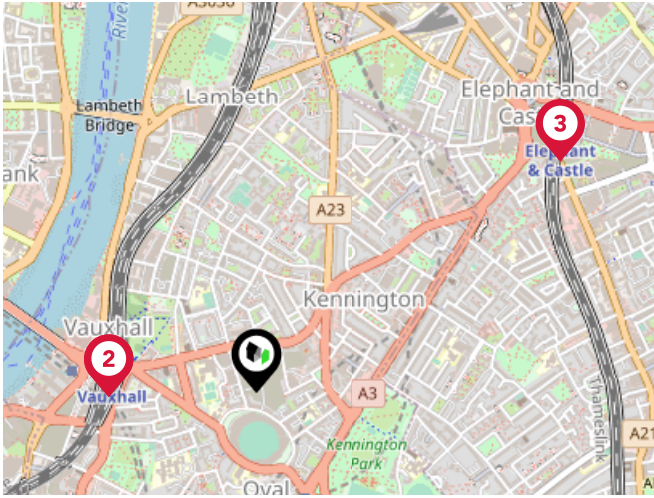


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	Lilian Baylis Technology School Ofsted Rating: Outstanding Pupils: 808 Distance:0.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mark's Church of England Primary School Ofsted Rating: Good Pupils: 218 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Henry Fawcett Primary School Ofsted Rating: Outstanding Pupils: 324 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 384 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Vauxhall Primary School Ofsted Rating: Outstanding Pupils: 236 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Archbishop Tenison's School Ofsted Rating: Inadequate Pupils: 335 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashmole Primary School Ofsted Rating: Outstanding Pupils: 226 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Octavia House Schools Ofsted Rating: Outstanding Pupils: 85 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



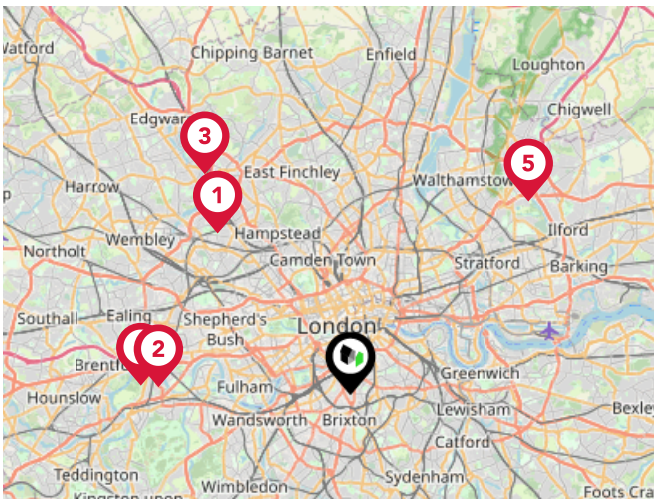
	Nursery	Primary	Secondary	College	Private
 Ethelred Nursery School and Children's Centre Ofsted Rating: Outstanding Pupils: 119 Distance:0.35	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Park College Ofsted Rating: Not Rated Pupils:0 Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 NAS Vanguard School Ofsted Rating: Not Rated Pupils:0 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Archbishop Sumner Church of England Primary School Ofsted Rating: Outstanding Pupils: 398 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Keyworth Primary School Ofsted Rating: Good Pupils: 376 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kennington Park Academy Ofsted Rating: Good Pupils: 24 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Walnut Tree Walk Primary School Ofsted Rating: Good Pupils: 279 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Stephen's Church of England Primary School Ofsted Rating: Good Pupils: 219 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



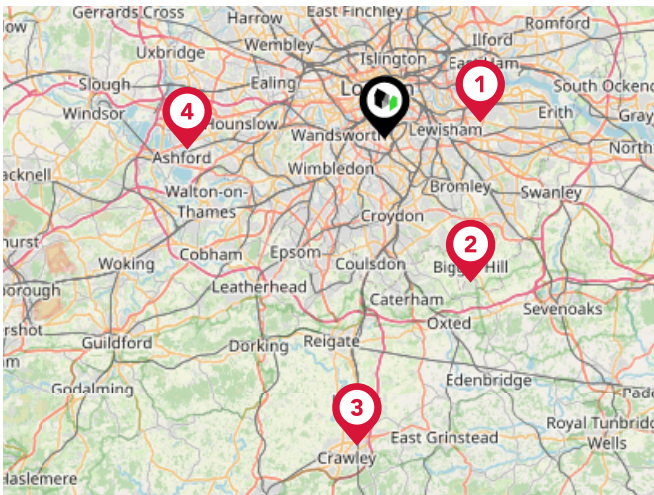
National Rail Stations

Pin	Name	Distance
1	Vauxhall Rail Station	0.34 miles
2	Vauxhall Rail Station	0.34 miles
3	Elephant & Castle Rail Station	0.88 miles



Trunk Roads/Motorways

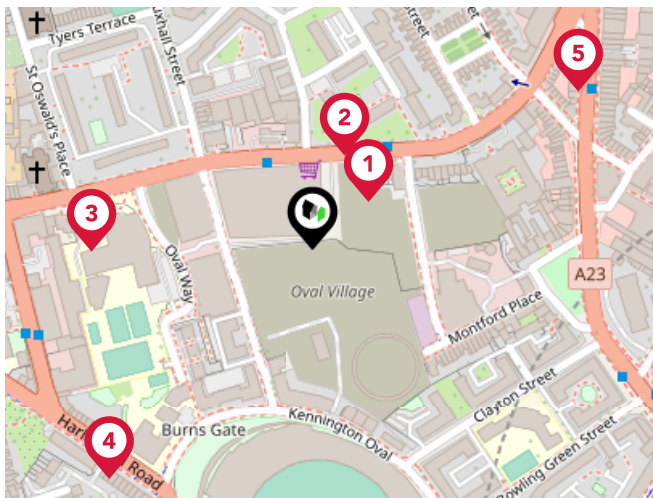
Pin	Name	Distance
1	M1 J1	7.77 miles
2	M4 J1	7.12 miles
3	M1 J2	9.8 miles
4	M4 J2	7.79 miles
5	M11 J4	9.67 miles



Airports/Helipads

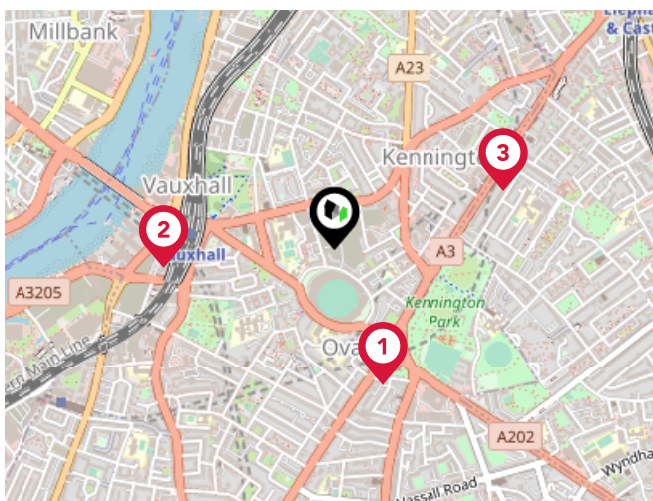
Pin	Name	Distance
1	London City Airport	7.2 miles
2	Biggin Hill Airport	12.41 miles
3	London Gatwick Airport	22.9 miles
4	London Heathrow Airport	14.58 miles

Area Transport (Local)



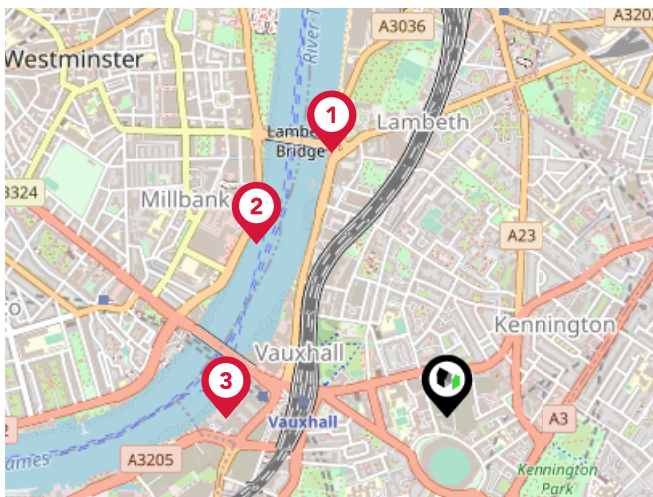
Bus Stops/Stations

Pin	Name	Distance
1	Loughborough Street	0.04 miles
2	Loughborough Street	0.06 miles
3	Durham Street	0.13 miles
4	Harleyford Road Durham Street	0.18 miles
5	Windmill Row	0.18 miles



Local Connections

Pin	Name	Distance
1	Oval Underground Station	0.33 miles
2	Vauxhall Underground Station	0.4 miles
3	Kennington Underground Station	0.41 miles



Ferry Terminals

Pin	Name	Distance
1	Lambeth Pier	0.66 miles
2	Millbank Pier	0.59 miles
3	Vauxhall St George Wharf Pier	0.51 miles



Testimonial 1



Friendly and professional staff. very helpful and supportive through out sale process. Will use them again and again. Highly recommended!

Testimonial 2

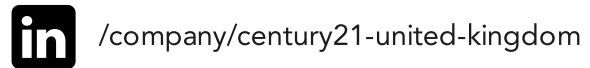
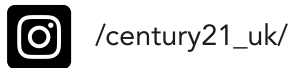


My experience has been nothing but exceptional. They provided an extremely professional and thorough service through the letting process. They are a helpful, approachable and very efficient agency and I would highly recommend their service.

Testimonial 3



Had a great experience! They followed up quickly providing a sufficient amount of insight and knowledge to help me purchase my apartment. Would definitely recommend them to anyone looking to buy or sell.



Century21 Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



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Valuation Office
Agency

