

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## 15 Dorset Road, Vauxhall, SW8 1EF

### Offers invited £1,075,000

An unusual proposition has arisen with the marketing of this three story Victorian townhouse. This impressive building boasting just shy of 2000 square feet, has been rented as three separate flats since 1975 and had the services finally split in the late 1990s. There is only one council tax and water rates.

I think there is a very strong case for Lambeth Council to issue a Certificate of Lawful Use if applied for. However, this would be for any would be purchaser to make enquiries themselves if three separate flats were the desired layout.

As a house it would be a sizeable 6 bedroom, three bathroom property and there is scope to possibly extend into the loft space. There have been improvements with new boilers, windows and wiring in recent years.

Property currently on auction site:

<https://www.pattinson.co.uk/property?id=416016>

Price Negotiable

London Borough of Lambeth Freehold

Council tax F £2398.13 P/A

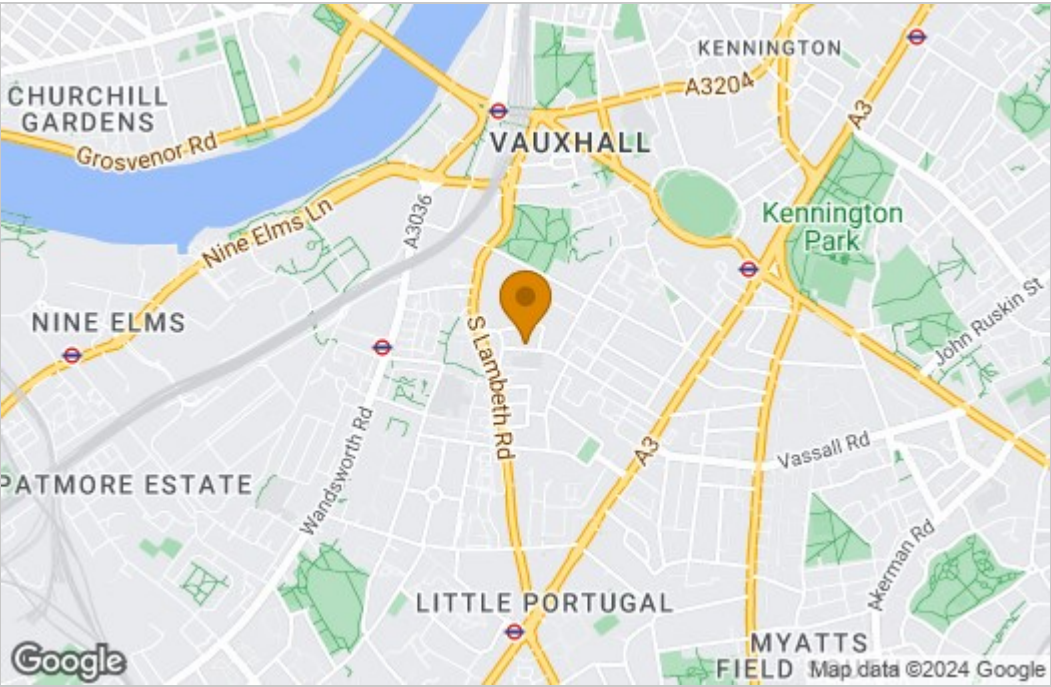


Floor Plan

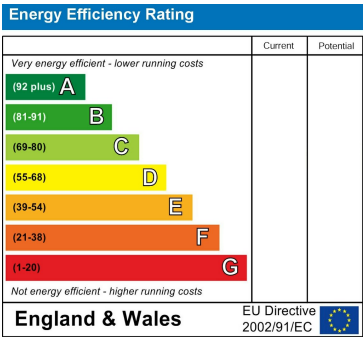


Total area: approx. 181.9 sq. metres (1958.3 sq. feet)  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error/omission or mis-statement. This plan is for illustrative purposes only.  
Plan produced using Planitap.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.