

31 PALFREY PLACE

OVAL, SW8 1PE

FOREST

REAL ESTATE

TO LET

1,632 SQ FT

Self Contained Studio/Workshop With Parking

Key Features

- One / Two allocated parking spaces (vehicle size dependent)
- Electric Heating
- Mezzanine Storage & Office
- 3 Minute Walk To Oval Station
- Electricity & Gas Supply Available
- Air Conditioning
- Tea Point + WC
- Electric Car Charging Point
- Access to Landscaped Courtyard Garden

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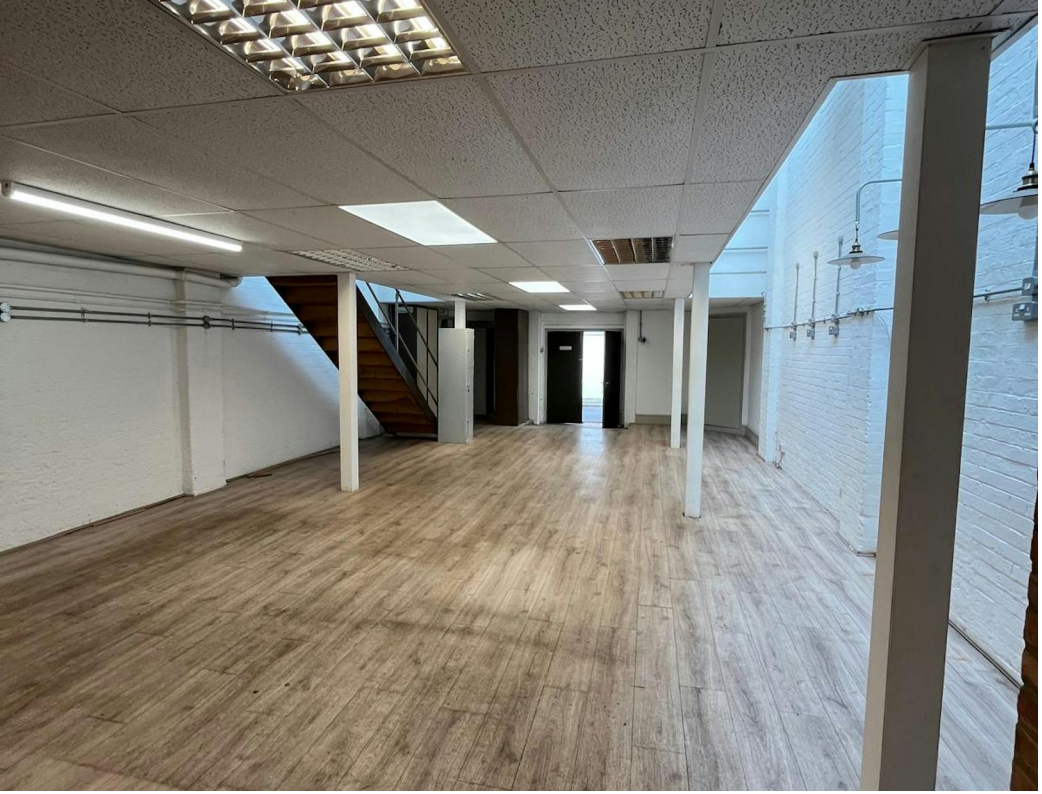
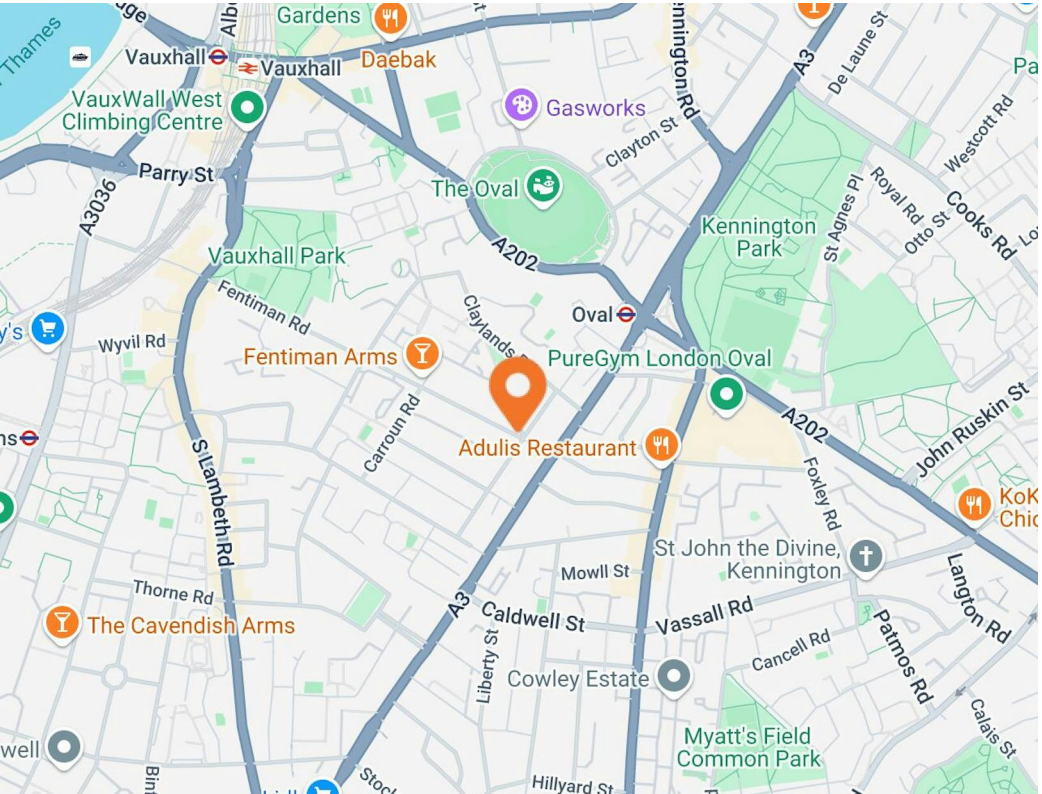




Description

A versatile and self-contained studio/workshop spanning both a ground floor and a mezzanine level. The ground floor features durable laminate flooring and a suspended ceiling, offering a practical and adaptable workspace. The mezzanine level is predominantly open-plan, providing ample room for various uses, and includes a private office, perfect for focused work or meetings.

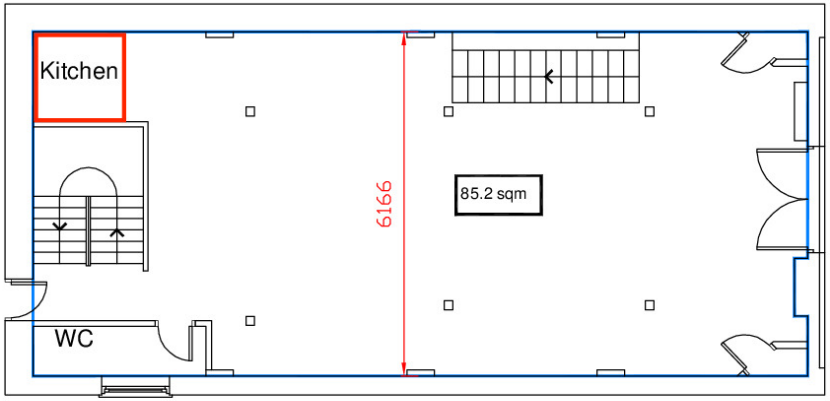
The property benefits from rear access leading to a beautifully landscaped courtyard—a rare find in this area. This tranquil outdoor space features a bespoke mural that creates the illusion of a hidden garden, adding character and inspiration to the surroundings. Ideal for creative professionals, makers, or businesses seeking a distinctive and functional workspace.

Location

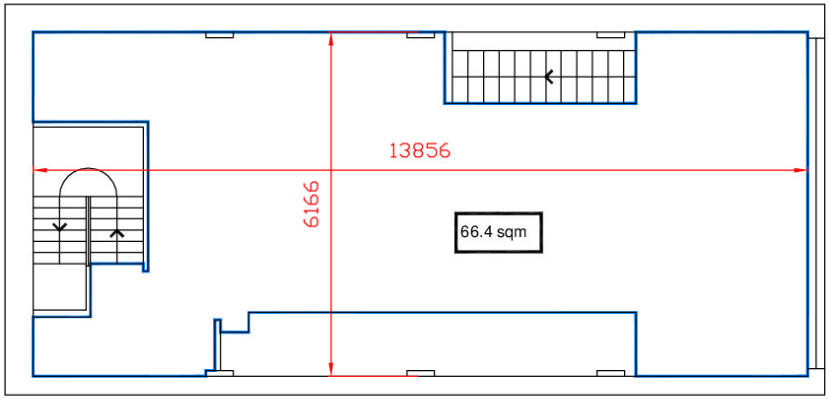
Oval sits on the edge of one of London's most exciting new regeneration projects, Nine Elms and co-exists with some of the capital's most established landmarks.

The property is located in the heart of Oval, just a 3 minute walk from Oval Underground station (Northern Line) providing excellent connectivity to the West End and City of London. Vauxhall Underground (Victoria Line) and Overground Stations (Southwest Trains) are within a 10 minute walk to the property. Set between Vauxhall and Kennington, the office is a short walk from the river Thames and is surrounded by a wealth of local amenities and parks.

There are numerous cafés, pubs and gyms in the surrounding area including the Fentiman Arms, Brunswick House and 24 The Oval to name a few. There is a wealth of local green spaces with easy access to Vauxhall Park and Kennington Park, as well as numerous public sports facilities. Local landmarks include Oval Cricket Ground, Lambeth Palace, Brixton Market and Battersea Power Station.



Ground Floor Plan



First Floor Plan

Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	917	85.19
1st	715	66.43
Total	**1,632**	**151.62**

Lease	New Lease
Rent	£45,000 per annum
Rates	£8,857.25 per annum
Service Charge	£1.63 per sq ft
VAT	Applicable
EPC	D

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