

133 VS

133 Vauxhall Street is a stylish collection of just 15 apartments, comprising one and two bed apartments and a stunning three bedroom penthouse. Each residence has a spacious private balcony, and benefits from access to a striking communal roof terrace with views across the capital.

This thriving and vibrant area is enjoying one of London's most exciting transformations with this new development taking pride of place. With unparalleled connections for travel, both in and out of the city, Vauxhall is quickly becoming a desirable base for anyone wanting to live in the heart of the capital.

Thoughtfully crafted, each apartment has its own unique character and has been finished with high-quality, modern materials and an exceptional attention to detail. The development has been designed to maximise the use of light and space, making each new home as comfortable as it is elegant.



Computer generated images shown are for style purposes and so do not necessarily represent specification.

Boutique living

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The three bedroom penthouse features an extensive private terrace that runs the length of the apartment, with southward views across London.

Location

The River Thames is a London icon at the heart of the city's culture, its banks home to historic treasures and thriving modern attractions. Nestled behind Albert Embankment, 133 Vauxhall Street is just moments from the river, with one of London's best-connected bridges on its doorstep.

Just a short walk, tube journey or cycle ride away are some of the Central London's favourite hotspots, making it easy for residents to access the very best shopping, culture and nightlife the capital has to offer. The local neighbourhood also offers its own range of vibrant cafés, bars and restaurants, as well as a number of parks and cultural attractions that highlight this well-loved and historic part of the city.



Aerial view of Central London, highlighting the proximity of 133 Vauxhall Street to the many attractions of the capital.

In the heart of central London



Places of Interest & Culture

- 1 The Kia Oval
- 2 Tate Britain
- 3 Tate Modern
- 4 The Globe Theatre
- 5 Battersea Power Station
- 6 Imperial War Museum
- 7 National Theatre
- 8 Hayward Gallery

Parks & Outdoors

- 9 Vauxhall Park
- 10 Vauxhall Pleasure Gardens
- 11 St James's Park
- 12 Battersea Park
- 13 Lambeth Palace Gardens

Eating

- 14 Vauxhall Street Food Garden
- 15 Four Degree Bar and Restaurant
- 16 Brunswick House
- 17 Pico Bar & Grill
- 18 Mercato Metropolitan
- 19 Italo

Drinking

- 20 Mother Kelly's
- 21 The Pilgrim
- 22 The Black Dog
- 23 The Tommyfield
- 24 Queen Elizabeth Roof Garden Bar & Café

Cafés

- 25 Tea House Theatre
- 26 The Ragged Canteen
- 27 Vanilla Black Coffee and Books
- 28 Sally White

Shopping & Leisure

- 29 Waitrose
- 30 Millars General Store
- 31 The Gym London Vauxhall
- 32 Tesco Superstore
- 33 VauxWall Climbing Centre

Green space

London is renowned for its green parks and historic gardens, which each create a unique opportunity to enjoy nature even among the buzz of city life. Walk for just a few minutes to find some of the city's best-loved spots - perfect for a morning jog, a summer picnic, or some of the capital's many outdoor events.



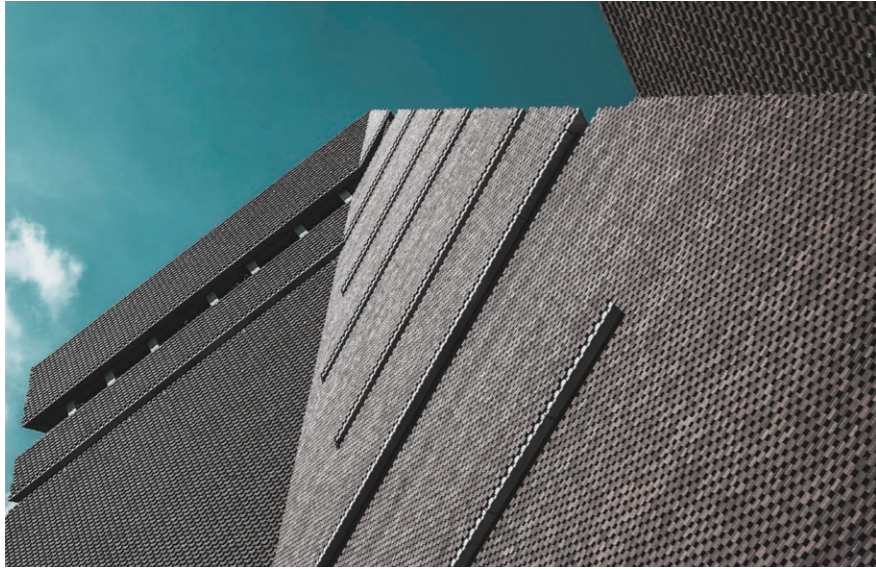
Left: 23-hectare St. James's Park includes two lakes while the London Eye, Buckingham Palace and Horse Guards provide an impressive backdrop in all directions.



Above: The Fountain Lake in one of London's best-loved green spaces, Battersea Park.



Right: Whether you're looking for a peaceful jogging route or somewhere to master your tennis skills, Vauxhall Park offers something for everyone.



Left: The national museum of modern and contemporary art, the Tate Modern plays host to an array of leading exhibitions, free displays and daily events.



Left: The Imperial War Museum is a powerful and memorable museum, exhibiting people's experiences of conflict from the First World War up until the present day.

Arts & Culture

London is a hive of cultural activity, with a wealth of famous attractions, historical monuments and world-class museums and galleries – and Vauxhall sits at the heart of it all. Learn about history, indulge in art, or simply take in some of the city's most impressive architecture, all within walking distance of 133 Vauxhall Street.



Right: Just moments from the property, the Kia Oval is a leading international cricket ground, regularly hosting international test and one day matches, while also being the home of Surrey County Cricket Club.
Credit: Iain Marriott-Smith - Surrey CCC.



Left: Located just across Vauxhall Bridge, the Tate Britain is one of the largest museums in the country, housing a sustainable collection of art and in particular the works of J.M.W. Turner.



Right: A modern reconstruction of the Globe Theatre, originally built in 1599 by Shakespeare's playing company, Shakespeare's Globe showcases a diverse programme of theatrical work.



Left: Renowned for its daily changing lunch menus and fresh bread, Italo is a stylish corner coffee shop offering a tantalising taste of Italy.

Right: Mercato Metropolitano is a relaxed and sustainable community food market, serving an array of highly curated Mediterranean street food.



Below: A local favourite, Pico Bar is a lively Portuguese bar and grill with a range of authentic tapas and outdoor seating.



During the day

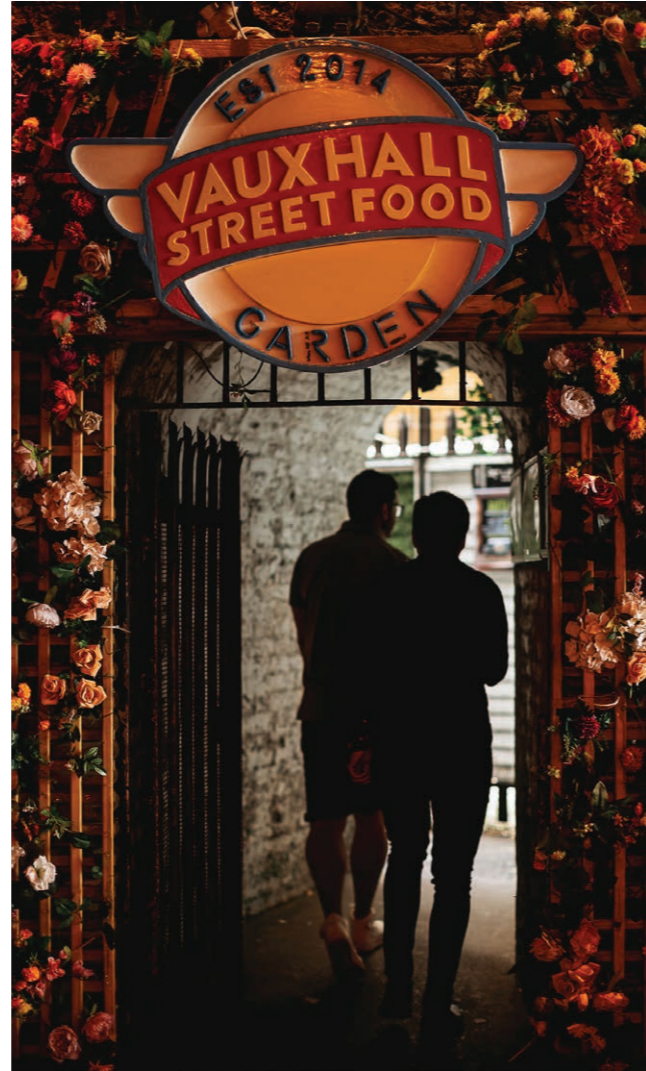
Day-time dining and distractions are far from ordinary as you wonder through Vauxhall and its neighbouring districts. Experience an eclectic mix of gourmet street food, trendy cafés, and the many attractions of the celebrated Southbank on your doorstep. You need never eat the same thing twice.

Above: Situated right beside the River Thames, in the very heart of the capital, is one of London's most dynamic and cultural districts, including the Royal Festival Hall, the Hayward Gallery and Queen Elizabeth Hall.



Right: Set within an old Victorian public house, Tea House Theatre is a bright and airy café, serving traditional British food and some of the best loose leaf teas from around the world.

Right: A destination for foodies across the capital, Vauxhall Street Food Garden is known for its vast selection of gourmet foods and delicacies from all over the world.



In the evening

As the sun goes down, the area around 133 Vauxhall Street comes alive. Discover a range of vibrant bars and charming restaurants or wander down to the Southbank, where the street performers and artists are some of the best in the capital.



Left: The Tommyfield is a traditional London pub offering some of the best craft beers, wines and British gastro pub classics in the area.

Left: With huge beer gardens, regular live music and a buzzing atmosphere, The Pilgrim is a local favourite.



Right: At Four Degree, enjoy striking views of the city and beautiful interiors while experiencing innovative Japanese and European cuisine.



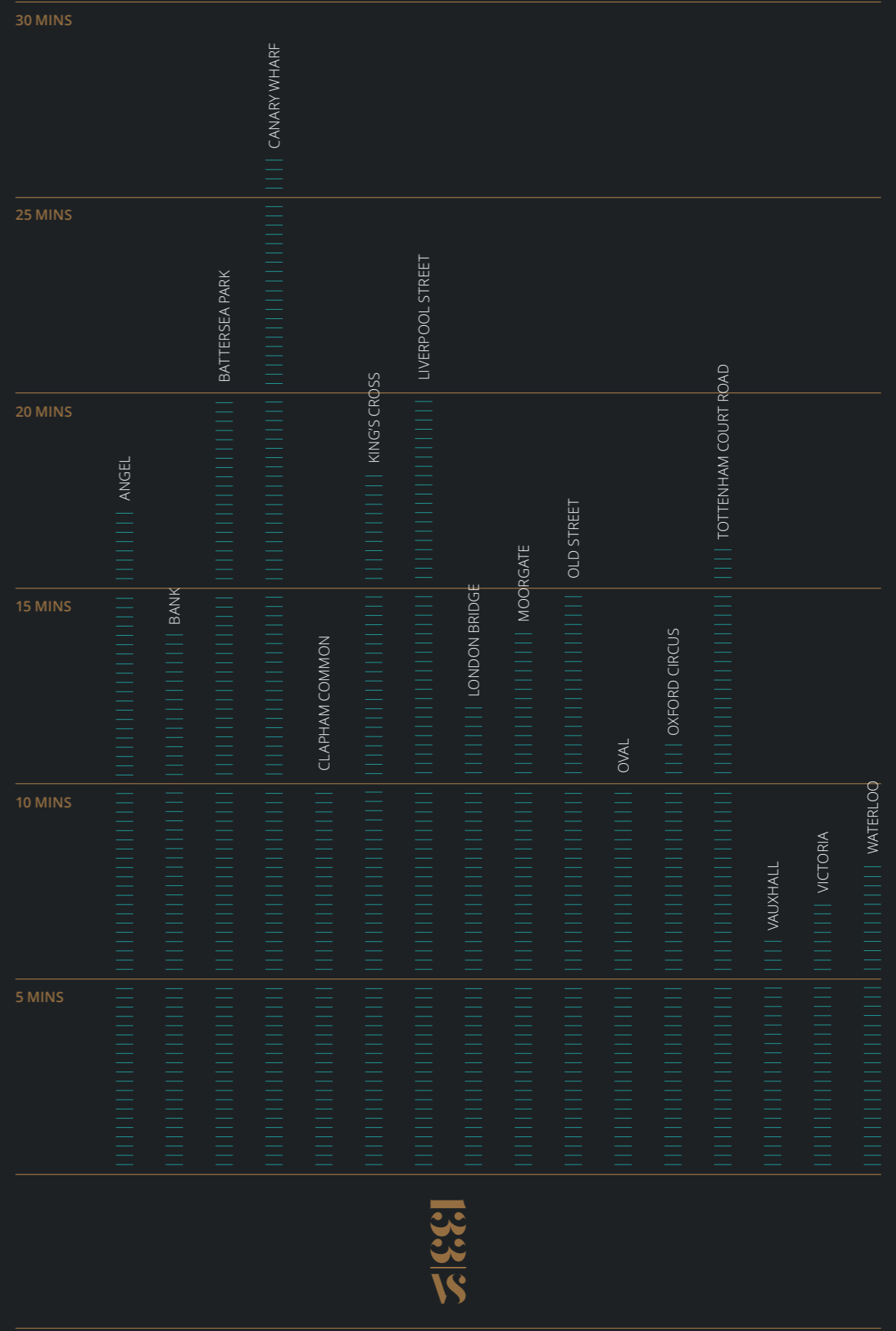
Below: Housed in an elegant old Georgian building, Brunswick House is a celebrated restaurant, bar, and coffee shop – a great meeting place and unique party venue.



Transport

Whether it's a hop across London, a trip outside the capital or a flight somewhere further afield, residents of 133 Vauxhall Street could not be better connected.

Dedicated pedestrian walkways and cycle routes in the area make getting around the capital safe and convenient, whilst a well-connected bus network serves the area 24 hours a day. With Vauxhall and Kennington stations just a 5-minute walk away, access to London's underground network and national mainline trains is quick and easy. And for hassle-free international travel, Gatwick, Heathrow and London City airports are all less than an hour away.



Estimated travel times to popular stations in Central London via public transport and/or on foot from 133 Vauxhall Street. Sources: maps.google.co.uk and journeyplanner.tfl.gov.uk.

The Building

The modern, brick façade responds to the materials of neighbouring buildings and echoes the established urban grain of the surrounding area. The building is further characterised by a private recessed balcony to each apartment, a communal landscaped roof terrace and has excellent green credentials including photovoltaic panels at roof level for increased energy efficiency.

Inside, the apartments boast fantastic open-plan living spaces and larger than average ceiling heights. Floor-to-ceiling windows make the most of the space and flow of natural light and on the upper floors provide stunning views of the city.

Computer generated images shown are for style purposes and do not necessarily represent specification.



Each apartment features a bright, open-plan living space, with floor to ceiling windows and doors that lead out to a private balcony.

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The apartments at 133 Vauxhall Street all benefit from large private balconies, providing the perfect space for residents to unwind or entertain.



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Each apartment features a spacious open-plan kitchen, providing a flexible and relaxed space for cooking, socialising and dining with friends and family. Features include integrated appliances, stylish granite effect worktops and soft closing doors.



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All master bedrooms benefit from luxurious carpets, while each two and three bedroom apartment has an adjoining en-suite bathroom.



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The main bathrooms within each apartment feature thermostatic shower valves and include high quality white sanitaryware and Porcelanosa tiling.

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The unique and modern communal roof garden spans over 2,500 sq ft (232 sq m) and comprises seating areas, soft landscaping and a feature pergola.

Floorplans

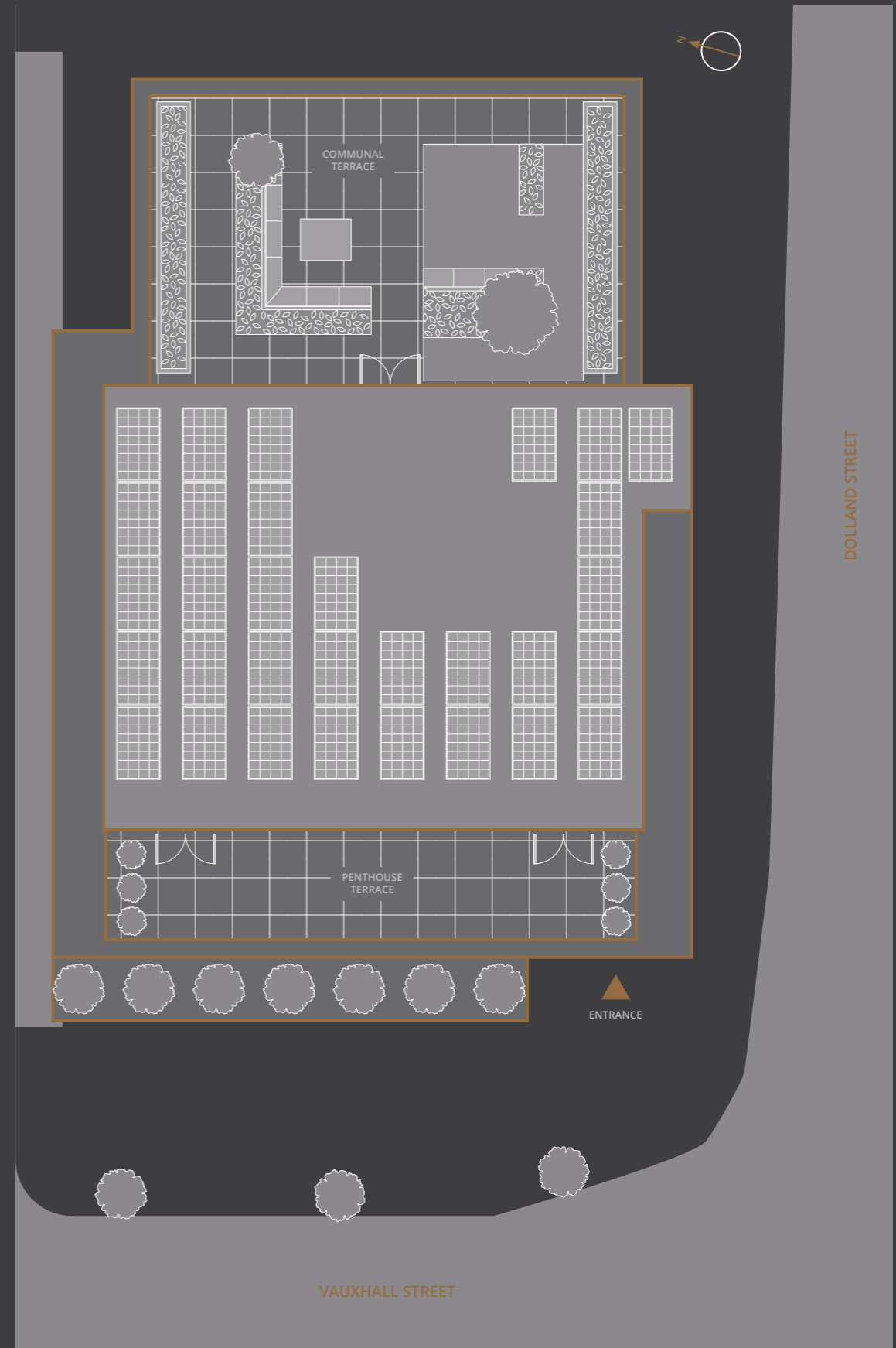
The 15 contemporary apartments at 133 Vauxhall Street have been designed around five typical floorplans plus a uniquely designed Penthouse.

Sizes range between 539 sq ft (50 sq m) for a one bedroom apartment and 845 sq ft (79 sq m) for a two bedroom apartment, with the Penthouse occupying 932 sq ft (87 sq m).

Site Plan

Apartment Details

APARTMENT	FLOOR	TYPE	BEDS
1	Ground	A	Two
2	Ground	B	Two
3	First	C	Two
4	First	D	One
5	First	E	Two
6	Second	C	Two
7	Second	D	One
8	Second	E	Two
9	Third	C	Two
10	Third	D	One
11	Third	E	Two
12	Fourth	C	Two
13	Fourth	D	One
14	Fourth	E	Two
15 (Penthouse)	Fifth	F	Three

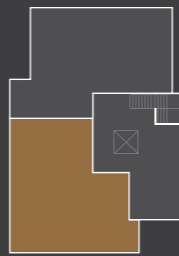




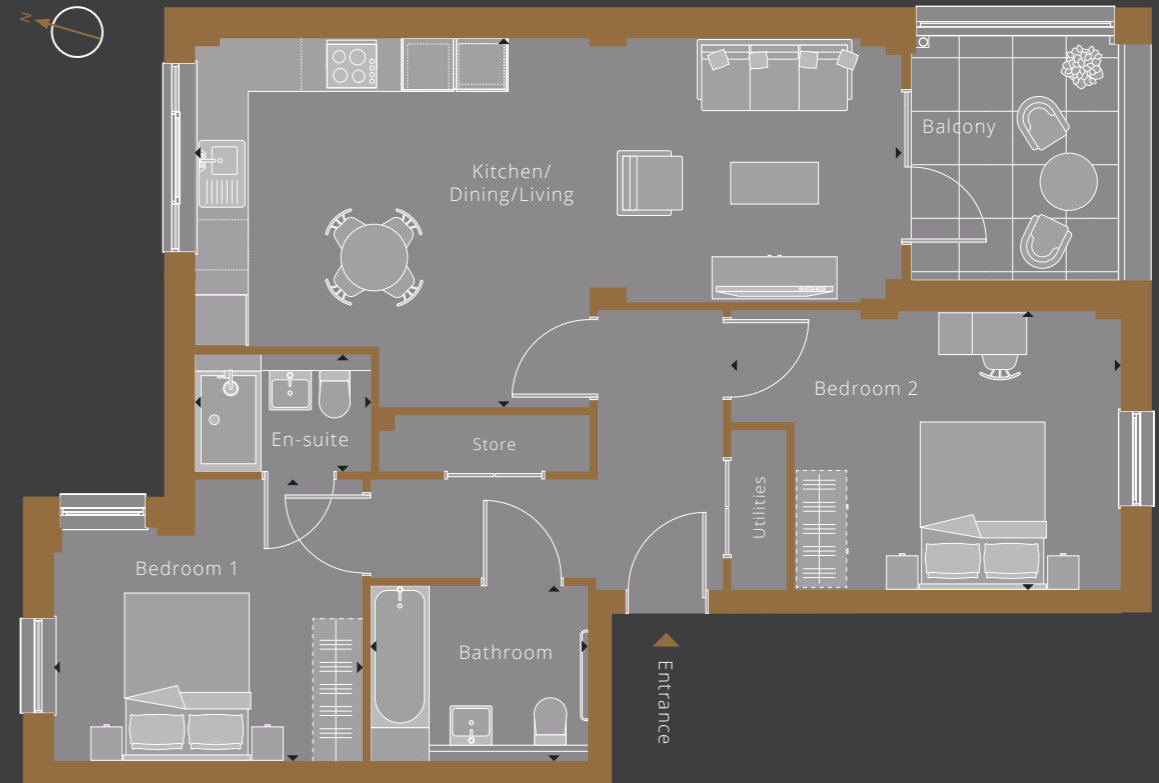
Flat Type A

[Apartment 1]

SCHEDULE OF AREAS	AREA m	AREA ft
Kitchen/Dining/Living	3.51m x 8.07m	11' 6" x 26' 6"
Bedroom 1	4.11m x 4.69m	13' 6" x 15' 5"
Bedroom 2	2.27m x 4.69m	7' 5" x 15' 5"
Balcony	7.75 sq m	83.42 sq ft
GIA	78.23 sq m	842 sq ft



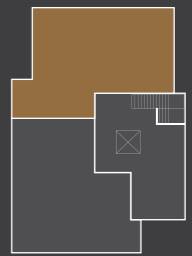
Vauxhall St.



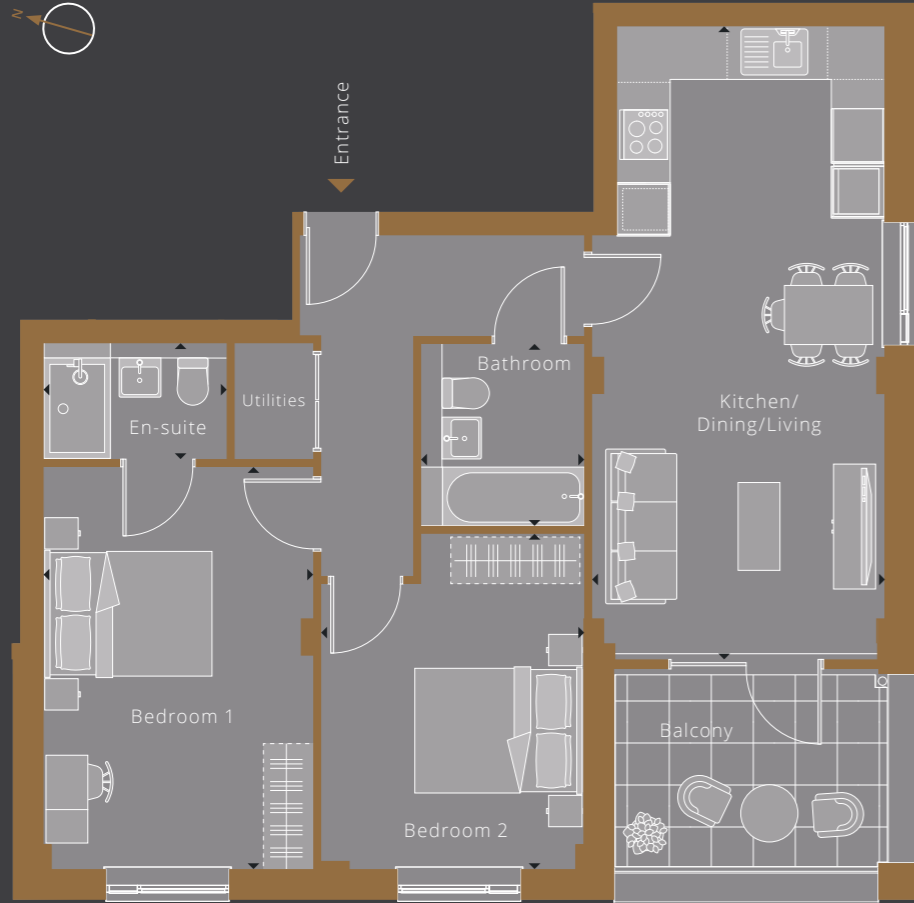
Flat Type B

[Apartment 2]

SCHEDULE OF AREAS	AREA m	AREA ft
Kitchen/Dining/Living	8.46m x 4.42m	27' 9" x 14' 6"
Bedroom 1	3.70m x 3.37m	12' 2" x 11' 1"
Bedroom 2	4.67m x 3.34	15' 4" x 11' 0"
Balcony	7.23 sq m	77.82 sq ft
GIA	78.54 sq m	845 sq ft



Vauxhall St.



Flat Type C

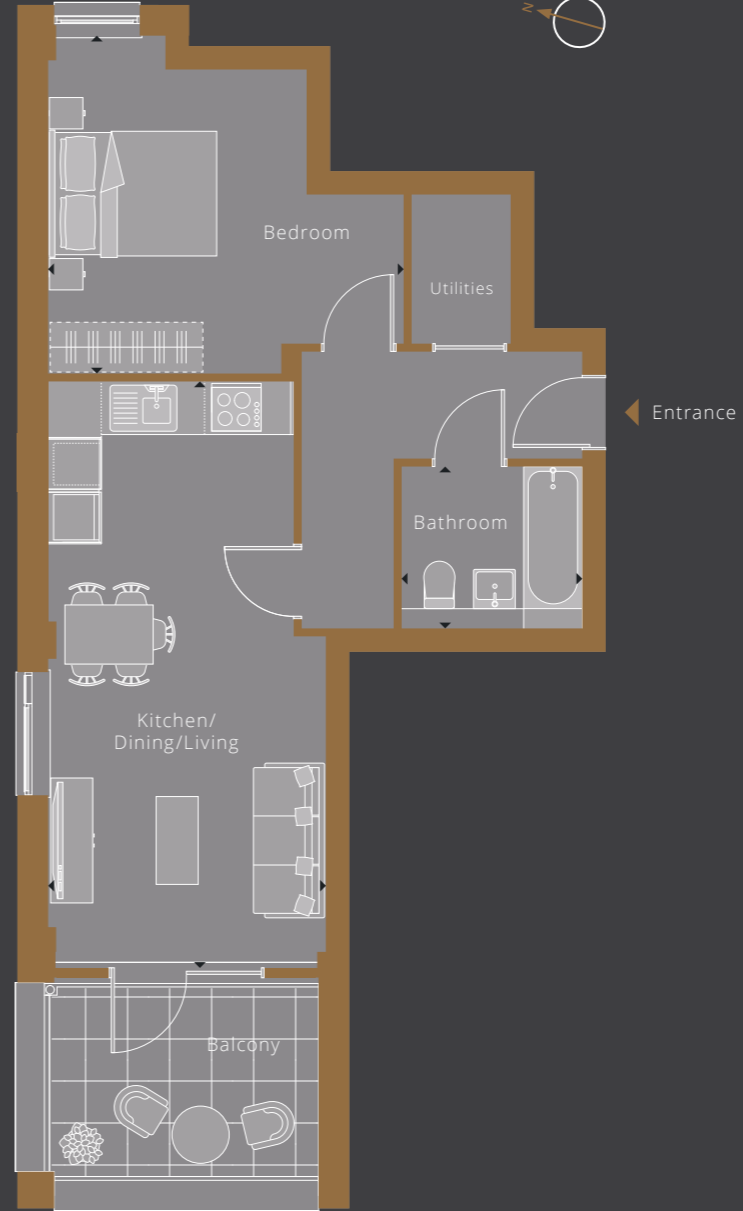
[Apartments 3, 6, 9 & 12]

SCHEDULE OF AREAS

	AREA m	AREA ft
Kitchen/Dining/Living	3.50m x 7.57m	11' 6" x 24' 10"
Bedroom 1	3.23m x 4.82m	10' 7" x 15' 10"
Bedroom 2	3.14m x 4.02m	10' 4" x 13' 2"
Balcony	7.6 sq m	81.8 sq ft
GIA	71.03 sq m	765 sq ft



Vauxhall St.

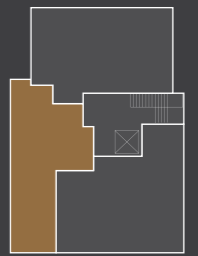


Flat Type D

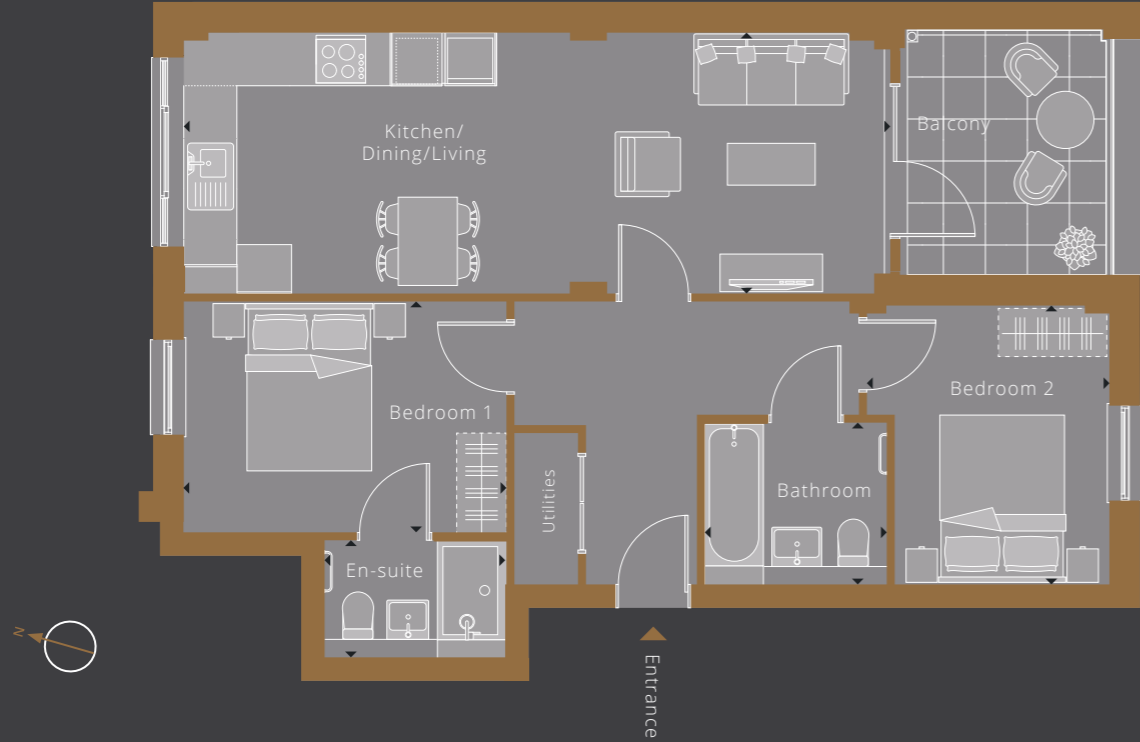
[Apartments 4, 7, 10 & 13]

SCHEDULE OF AREAS

	AREA m	AREA ft
Kitchen/Dining/Living	3.32m x 7.01m	10' 11" x 23' 0"
Bedroom	4.26m x 4.05m	14' 0" x 13' 3"
Balcony	7.6 sq m	81.8 sq ft
GIA	50.07 sq m	539 sq ft



Vauxhall St.



Flat Type E

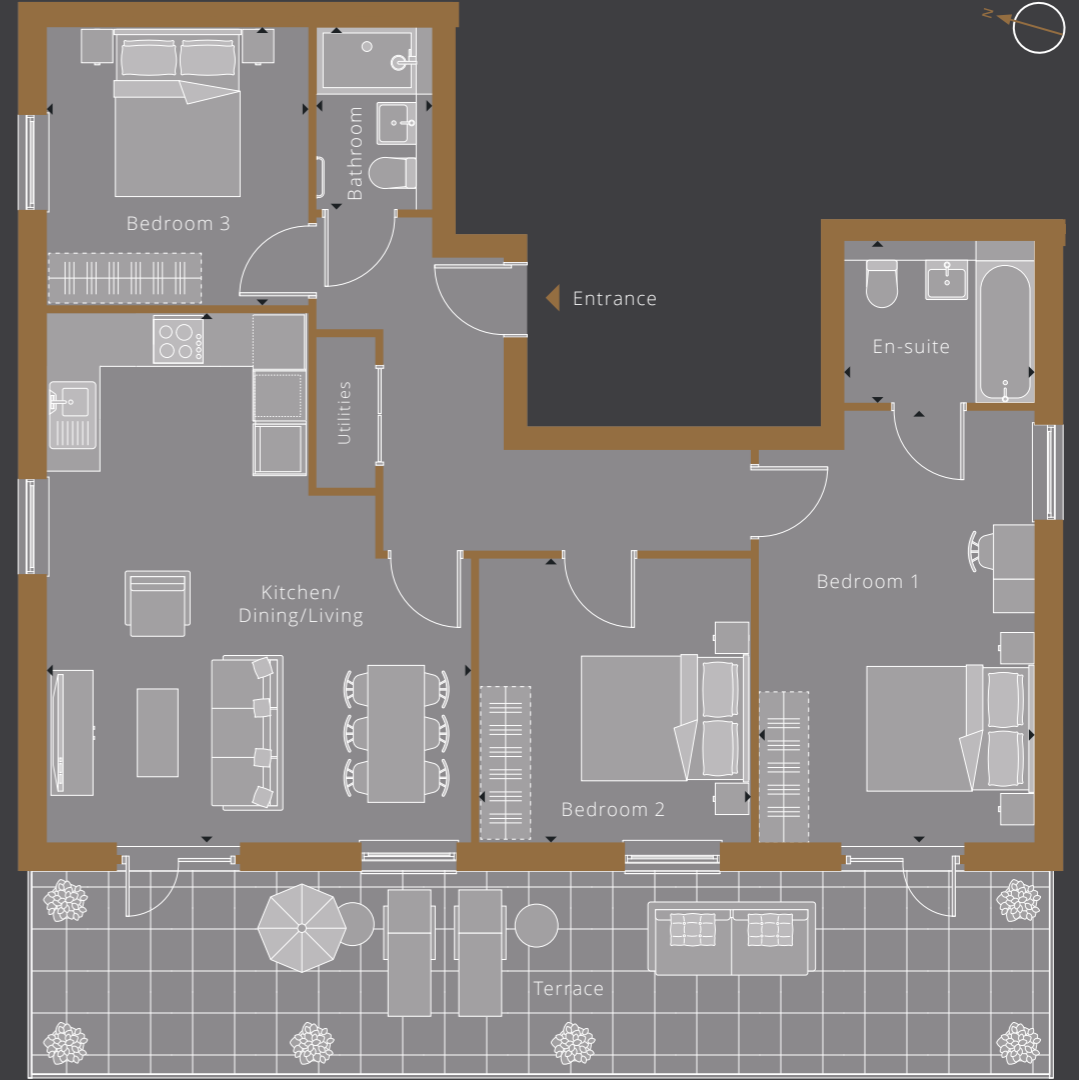
[Apartments 5, 8, 11 & 14]

SCHEDULE OF AREAS

	AREA m	AREA ft
Kitchen/Dining/Living	3.13m x 8.46m	10' 3" x 27' 9"
Bedroom 1	3.87m x 2.76m	12' 8" x 9' 1"
Bedroom 2	2.91m x 3.34m	9' 6" x 11' 0"
Balcony	7.25 sq m	78.04 sq ft
GIA	65.09 sq m	701 sq ft



Vauxhall St.

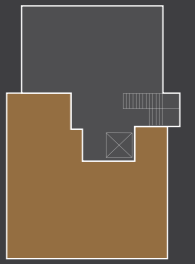


Flat Type F

[Apartment 15 - Penthouse]

SCHEDULE OF AREAS

	AREA m	AREA ft
Kitchen/Dining/Living	5.08m x 6.33m	16' 8" x 20' 9"
Bedroom 1	3.30m x 5.17m	10' 10" x 17' 0"
Bedroom 2	3.25m x 3.40m	10' 8" x 11' 2"
Bedroom 3	3.14m x 3.33m	10' 3" x 10' 11"
Terrace	29.24 sq m	316.89 sq ft
GIA	86.63 sq m	932.48 sq ft



Vauxhall St.

Specification

Kitchens

- Contemporary and bespoke kitchens
- Soft closing, handleless doors
- Granite effect worktops
- Contemporary sinks with chrome mixer taps
- Hotpoint integrated kitchen appliances including hob, extractor, oven, dishwasher & fridge/freezer
- LED under cabinet feature lighting

Bathrooms

- High quality white sanitaryware
- Contemporary basins and WCs
- Stylish chrome mixer taps by Methven
- Thermostatic shower valves by Methven
- Sliding door shower enclosures by Merlyn
- Porcelanosa tiling throughout
- Integrated LED lighting to all bath panels

Heating and Electrical

- Wet underfloor heating system throughout
- Gas central heating systems
- Recessed downlighters throughout all living rooms, kitchens and hallways
- Dimmable lights to living areas and bedrooms
- Hamilton switches in brushed stainless steel finish with black inserts
- Telephone points to living rooms and master bedrooms
- Cat 6 data points to all rooms
- Sky Q satellite feeds to living rooms and master bedrooms
- Mains operated smoke detectors with battery back-up
- External lighting to all balconies and terraces

Finishing touches

- “Autumn Oak” timber effect flooring to living rooms, kitchens and hallways
- Luxurious carpets to all bedrooms
- Grey oak internal doors with stainless steel ironmongery
- Aluminium double glazed windows and external doors

Communals, externals and security

- Secure, lockable mail boxes
- Staircase with contemporary balustrading detail
- Bicycle storage at basement level
- Lift to all residential floors
- Private balconies to all apartments
- Landscaped communal roof terrace with soft area and seating with pergola
- Contemporary communal outside light fittings
- Fob access to building
- Colour video door entry system
- Photovoltaic panels at roof level

Guarantees

- Two year Fruition Properties post practical completion warranty*
- The security and peace of mind of the 10 year ICW warranty upon legal completion

* Covers workmanship and limited cover on parts. Full terms available on completion.

About The Developer

Fruition Properties is an experienced developer with an extensive portfolio and has received a number of awards in recognition of its design and build excellence.



27 Linden Gardens,
Notting Hill W2

The areas in which the company operates range from Notting Hill and Bayswater, Fulham and Hammersmith, to Finchley and Clapham. An intricate design approach is planned for every individual scheme, aiming to optimise space, light and usability throughout, while taking into account the history and character of both the site and the local area.

The company works alongside leading consultants, interior designers and product suppliers, meaning developments are meticulously thought out right from the very beginning. The properties it builds combine a creative, considered, intelligent design philosophy with exceptional attention to detail, and a commitment to both innovation and the environment.

The portfolio ranges from traditional-looking London townhouses with high specifications, to luxury new-build apartment blocks and sensitively restored heritage buildings that combine original period features with modern interior finishes.

In recent years, Fruition Properties has been recognised and commended for its achievements with several awards across the industry's most coveted ceremonies. These include the Evening Standard New Homes Awards 2017, the Whathouse? Awards 2016 and the Sunday Times British Homes Awards 2017 and 2018, encompassing respective accolades for Best Family Home, Best House and Best Interior Design.

A partnered property management company takes care of all after-sales enquiries, while Fruition Properties provides a two-year post-completion warranty in addition to a 10-year new homes warranty. This allows for a personal, seamless process and complete peace of mind.



Folio House,
Bermondsey SE1

Madison Apartments,
Fulham SW6



A DEVELOPMENT BY

 **Fruition
Properties**

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