

Loughborough Road, London, SW9

£425,000 Leasehold

An impressive two-bedroom apartment with a private roof terrace, within a beautiful Edwardian hotel conversion on Loughborough Road. EPC rating C.

LOCATION

The flat is located on Loughborough Road where there is a vast selection of coffee shops, pubs and supermarkets nearby. Additionally the beautiful Myatt's Field park is within walking distance.

DESCRIPTION

Upon entering this charming first-floor flat, you'll immediately be greeted by an abundance of natural light, high ceilings throughout, and high-quality finishes throughout.

The apartment features a spacious open-plan kitchen and living area, two well-sized double bedrooms, a modern bathroom, and a private roof terrace.

The kitchen and living space are thoughtfully designed for both style and practicality. The kitchen is equipped with a built-in fridge-freezer, oven with extractor fan, and a stainless-steel sink. The living area seamlessly flows from the kitchen, offering plenty of space for a large sofa, dining table, and additional freestanding furniture.

The principal bedroom is located directly ahead upon entering the property and comfortably accommodates a double bed, desk, and other furnishings. The second double bedroom is adjacent and offers similar space, with flexibility for use as a guest room, home office, or additional living space.

The bathroom is well-appointed with a bath and shower, WC, vanity mirror, and sink, offering a functional yet stylish space.

A standout feature of this flat is the private roof terrace, which is perfect for relaxing or entertaining.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £2,261 per annum

Ground Rent - £125 per annum

Council Tax Band - D

PARKING

On-street parking can be obtained via Lambeth Council

UTILITIES

Electricity – mains

Gas – mains

Water – mains

Heating – gas

Sewerage – mains

Broadband – ultrafast broadband

LOCAL AUTHORITY

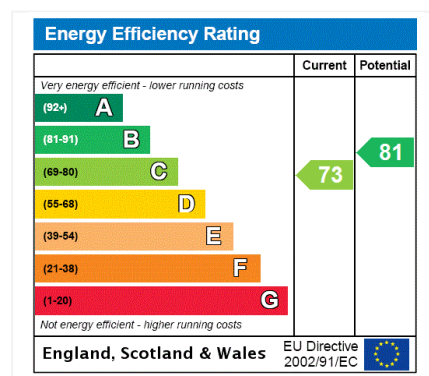
Lambeth

TENURE

Leasehold - 125 years from 25 December 2006

DIRECTIONS

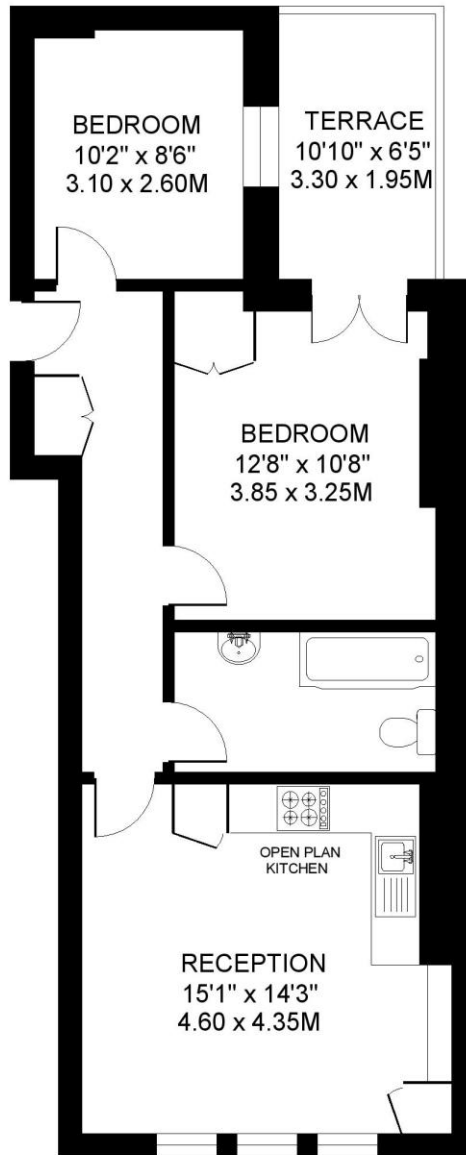
Oval Underground Station (Northern Line) is approximately 1 mile away. Brixton Overground/Underground Station (National Rail & Victoria Line) is approximately 0.7 miles away. Loughborough Junction (National Rail) is approximately 0.5 miles away. The area is well served by frequent bus routes into Central London.





LOUGHBOROUGH ROAD. SW9
BEDROOM FLAT

Approximate gross floor area
590 SQ.FT. / 54.8 SQ.M.



FIRST FLOOR

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