



## McIntyre Court, Studley Road, London, SW4

£235,000 Leasehold

A wonderful opportunity to acquire an-unmodernised well-proportioned purpose built one-bedroom ground floor flat in Stockwell. EPC rating D

**Winkworth**

## LOCATION

Mcintyre Court is located on Studley Road. A quiet road hidden between Clapham Road and Larkhall Park. Stockwell Station is a stones throw away with direct access to the Victoria and Northern Line.

## DESCRIPTION

The flat consists of a double bedroom, reception room, separate kitchen and a bathroom. The flat is in need of renovation throughout but is brimming with potential.

The bedroom is a generous size suitable for a large double bed. There is built in storage and further room for freestanding storage.

The reception is a great size and can easily accommodate a small dining table, sofa and any other furniture you wish to add.

The kitchen is well proportioned and has plenty of cupboard and worktop space. You will find spaces for utilities and a fridge.

The bathroom houses a bath with overhead shower, sink and W/C.

A large communal garden occupies the inside of the court and makes an excellent place to relax.

## SERVICE CHARGE, GROUND RENT, COUNCIL TAX BAND

Service Charge - £1,376 per annum

Ground Rent - NIL

Council Tax Band - B

## PARKING

Residents permit through Southwark Council

## LOCAL AUTHORITY

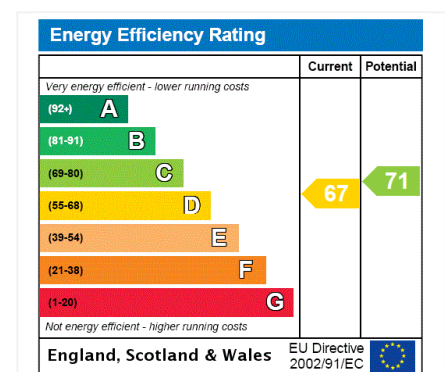
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## TENURE

Leasehold - a new 125 year lease

## DIRECTIONS

Stockwell Station is only 0.2 miles away. Clapham North is 0.7 miles away and Clapham High Street is 0.8 miles away. The area is well served with frequent bus services to the City.

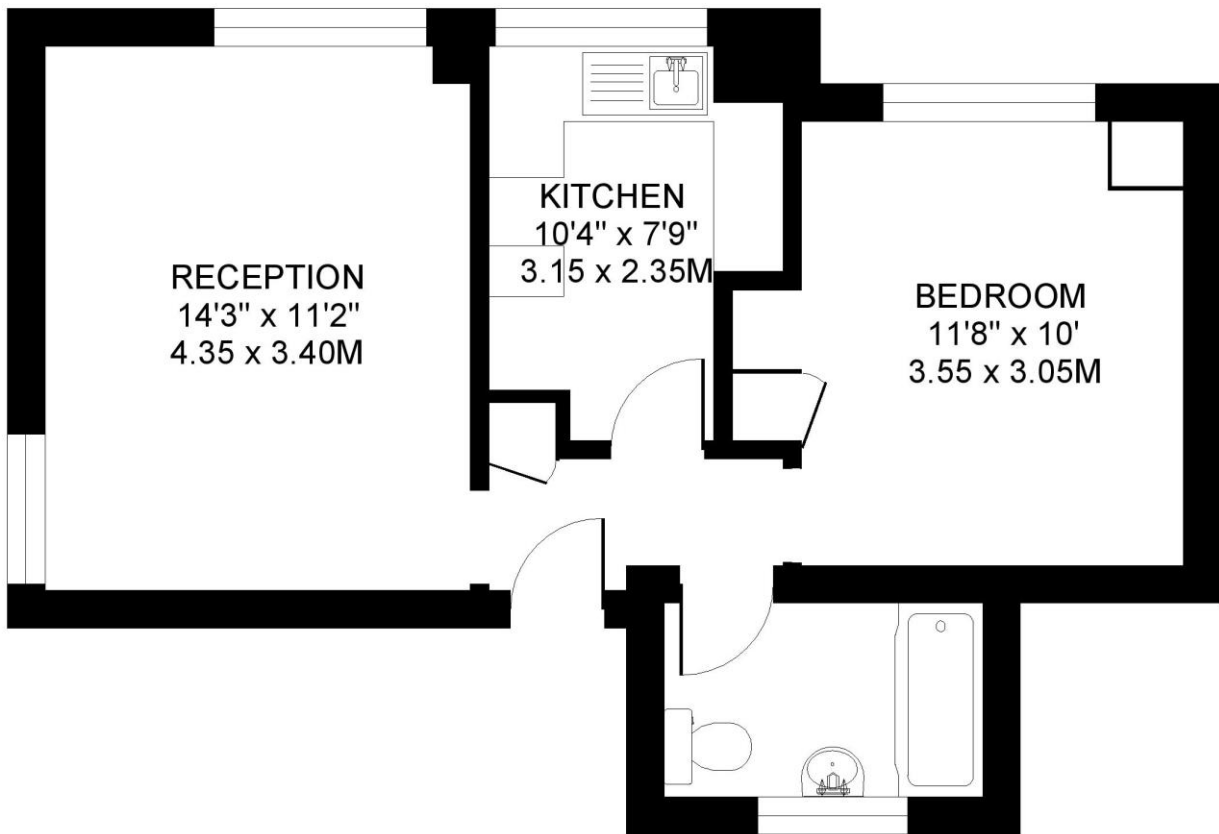
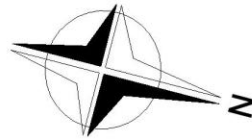






MCINTYRE COURT. SW4  
1 BEDROOM FLAT

Approximate gross floor area  
445 SQ.FT / 41.3 SQ.M.



GROUND FLOOR

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*  
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**Kennington** | 020 7587 0600 | [kennington@winkworth.co.uk](mailto:kennington@winkworth.co.uk)