

St. Michael's Road, London, SW9

£650,000 Share of Freehold

A fantastic opportunity to acquire a large three-bedroom, split-level apartment in need of some updating, the heart of the Stockwell Park Conservation Area. EPC Rating D.

Winkworth

LOCATION

St. Michael's Road is located just off Stockwell Road and within a short walk of Stockwell Underground Station (Victoria & Northern Line); which offers easy access into the City and West End. Brixton Underground /Overground Stations are also less than a mile away.

DESCRIPTION

Set across three floors, you enter the property on the raised ground floor to find a stairway leading up to the flat with a large bathroom on the half landing. The bathroom easily accommodates both a bath and a separate shower.

The first floor comprises an extremely spacious and bright reception room at the front of the house, with high ceilings and two large sash windows, and a large separate kitchen at the rear. The kitchen has an abundance of storage and worktop space, as well as space for a dining table and chairs.

The second floor comprises two large double bedrooms, both with fitted storage and space for free-standing storage. There is also a smaller third bedroom that could be used as a study/nursery.

The property retains its character with beautiful wooden features throughout, including wooden floors, doors and other subtle restorations sympathetic with Edwardian style. There is also an attic which provides further storage space and an airing cupboard.

LOCAL AUTHORITY


Lambeth, London
Council Tax Band D

TENURE

Share of Freehold with underlying lease of 99 years from 4 June 1976
Ground rent: Nil
Service charge: TBC

DIRECTIONS

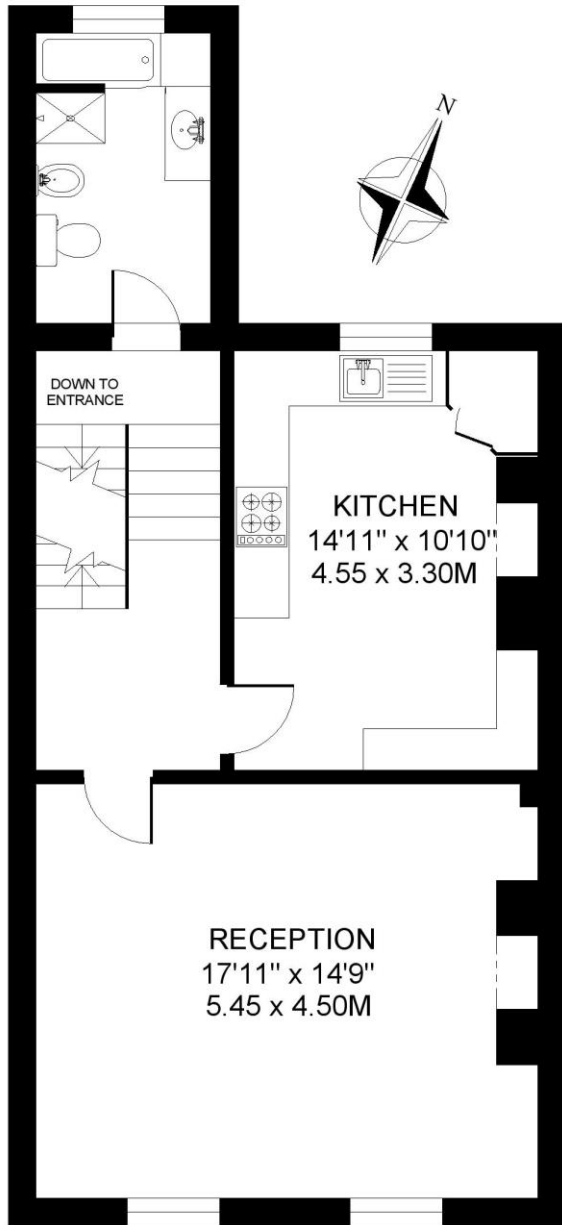
Stockwell Underground Station (Northern & Victoria Line) is just 0.2 miles away (approximately 5 minutes' walk). Brixton Overground and Underground Stations are just 0.7 miles away (approximately 15 minutes' walk). The area also benefits from a frequent bus service to the City, Central London & beyond.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

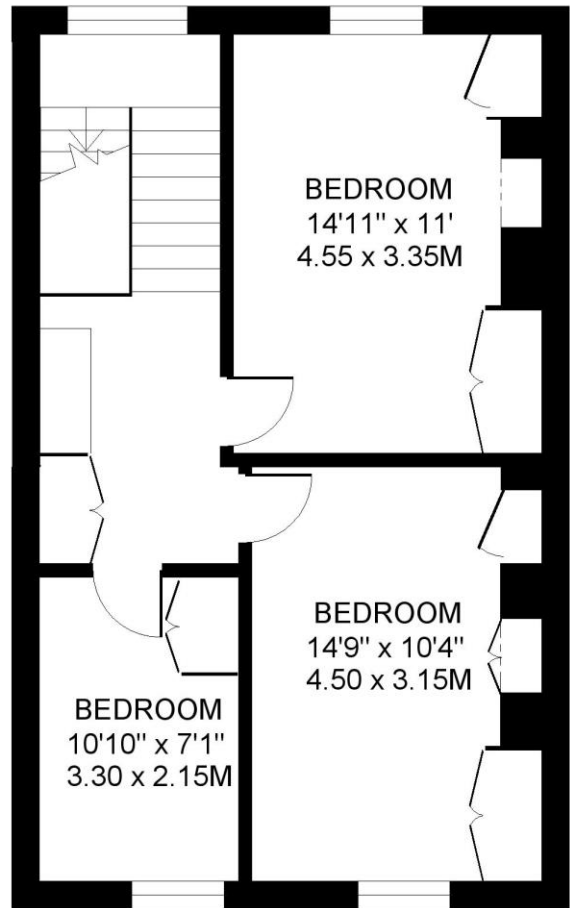


ST MICHAELS ROAD. SW9
3 BEDROOM FLAT

Approximate gross floor area
1150 SQ.FT. / 106.8 SQ.M.



FIRST FLOOR 610 SQ.FT.



SECOND FLOOR 540 SQ.FT.

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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