

## Glengariff Mansions, South Island Place, London, SW9

£795,000 Share of Freehold

Winkworth are proud to present this superb two-bedroom Victorian mansion block flat with its own private south-facing garden, study and only a short walk from Oval station. EPC Rating D.

## LOCATION

Glengariff Mansions is located on South Island Place and is within easy reach of the local amenities of Oval, Brixton Road and Clapham Road and Kennington Park is a stone's throw away.

## DESCRIPTION

As you enter the flat on the ground floor you will find an extremely spacious reception room at the front of the property with a large bay window, high ceilings, and an ornate fireplace. This room has plenty of space for two or more sofas, coffee table and armchair.

Next to the reception room is the first of two bedrooms – a great size with an abundance of fitted storage, as well as a glass door leading out to the garden. There is also space for a double bed and free-standing storage.

Continuing down the hallway there is a newly refurbished shower room, which includes a spacious shower and sink with LED vanity mirror. Opposite the bathroom is a separate W.C. which has also been recently finished to a high standard.

Upon entering the large separate kitchen you will find an plenty of storage and worktop space, an integrated rangemaster double oven with gas hob and extractor fan above, and space for a fridge/freezer and washing machine, all of which is complemented by the stunning wood flooring.

At the rear of the property is a very smart extension with glass surrounds making a charming additional living space. From here there are glass bi-fold doors leading out to the south-facing patioed garden. There is also a stairway leading downstairs where you will find an additional study/nursery, and another large bedroom with fitted wardrobes down one side.

## SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge – approximately £800 per annum

Ground Rent - NA

Council Tax Band - D

## PARKING

On street parking permit parking

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – Gas central heated

Sewerage – mains connected

Broadband – Ultrafast Full Fibre Broadband

## LOCAL AUTHORITY

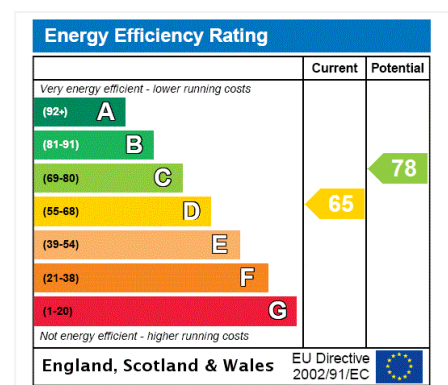
Lambeth

## TENURE

Share of Freehold - 999 years from 1 January 2009

## DIRECTIONS

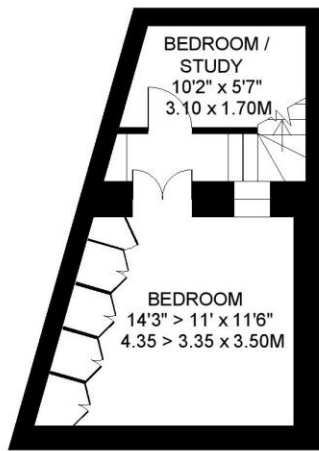
Oval Underground Station (Northern Line) is approximately 0.3 miles away. Stockwell Underground Station (Northern & Victoria Line) is approximately 0.6 miles away. The local area is well served with bus routes into Central London and beyond. here is also a Santander Cycle Docking Station close by.



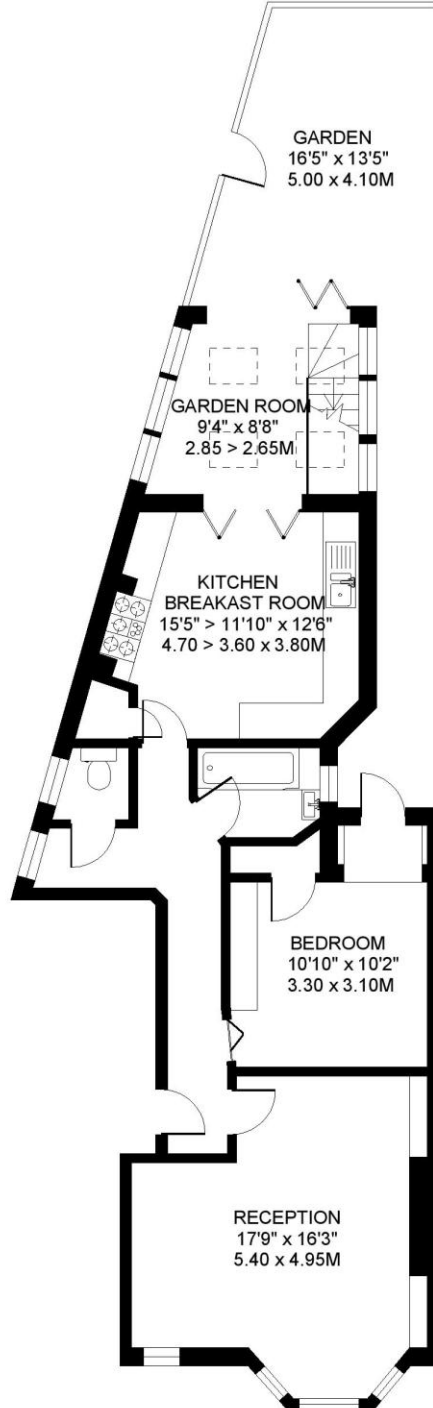


GLENGARIFF MANSIONS. SW9  
2 / 3 BEDROOM FLAT

Approximate gross floor area  
1060 SQ.FT. / 98.5 SQ.M.



LOWER GROUND FLOOR 250 SQ.FT.



GROUND FLOOR 810 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.*  
Copyright: These plans should not be reproduced by any other person, without permission.  
Floorplan produced for Winkworth by Floorplanners 07801 228850

**Kennington** | 020 7587 0600 | [kennington@winkworth.co.uk](mailto:kennington@winkworth.co.uk)