



Larkhall Lane, Stockwell, SW4

£995,000 Freehold

Winkworth are proud to present this charming two-bedroom terraced-house only a 7-minute walk from Stockwell Station. EPC Rating C.

Winkworth

LOCATION

Larkhall Lane is located just off Lansdowne Way, just moments from Larkhall Park and many local amenities on Wandsworth Road. South Lambeth Road offers Little Portugal, an eclectic mix of Portuguese bars and eateries.

DESCRIPTION

As you enter the property on the raised ground floor you are greeted with a spacious an open plan double reception room with beautiful wooden flooring throughout. There is plenty of space for sofas, coffee table, and a desk. The room also benefits from ample fitted storage, and a large sash window at each end of the room.

The first floor comprises a large master bedroom with a sizable family bathroom next door. The bedroom can easily accommodate a king-sized bed, with space for free-standing storage. The bathroom has a beautiful free-standing bath with fitted storage either side, a W.C., and sink.

The lower ground floor consists of a large open plan kitchen/reception room, a separate bedroom, and a bathroom. The bedroom is located towards the front of the property and can easily accommodate a king-sized bed, whilst also benefiting from plenty of fitted storage. The bathroom contains a large walk-in shower, wc and sink with vanity mirror. It also has a large floor to ceiling window with privacy glass allowing natural light to fill the space. The kitchen is a great size with an abundance of storage and stainless-steel worktops, as well as a gas hob with extractor fan above and oven below, fridge/freezer, and dishwasher. The reception space is currently set up as a family room with an L-shaped sofa and small dining table but could be used for a larger dining space.

The garden is accessed through bi-fold doors on the lower ground floor and stretches out for almost 75ft. This space is a gardener's paradise, whilst also offering a fantastic entertaining space.

LOCAL AUTHORITY


Lambeth, London
Council Tax Band D

TENURE

Freehold

DIRECTIONS

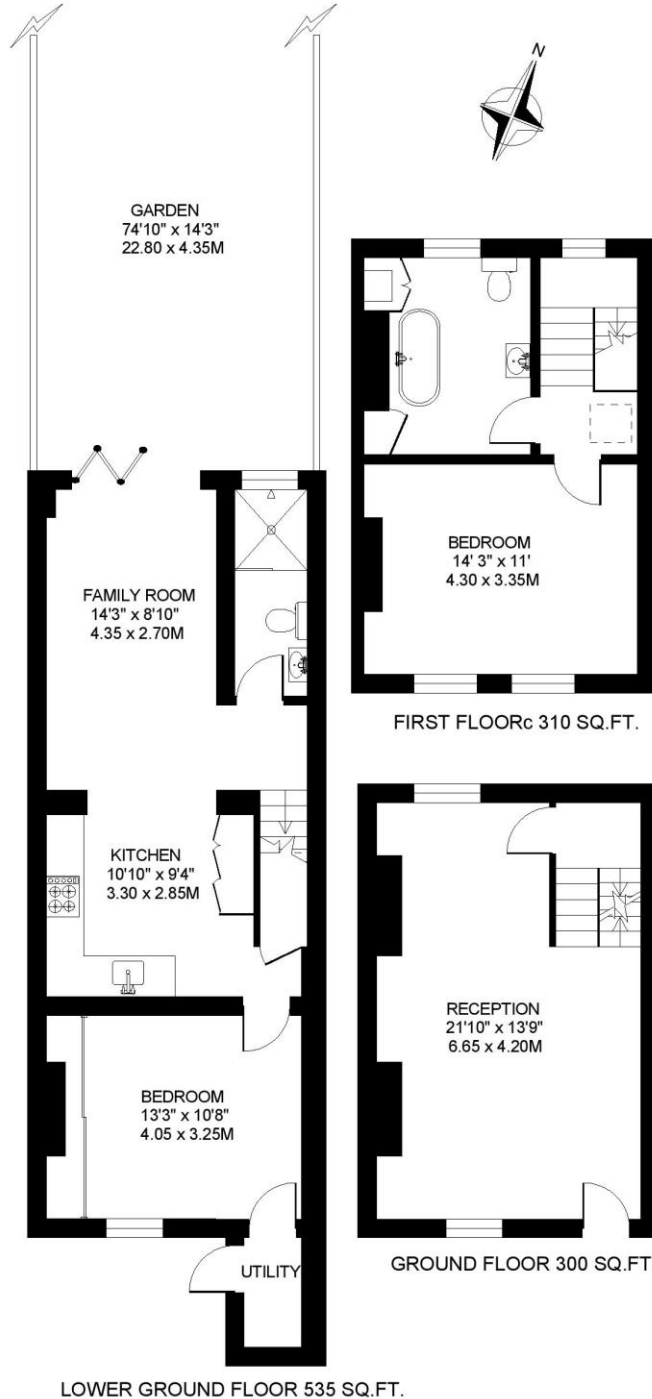
Stockwell Station (Victoria & Northern Lines) is approximately 0.3 miles. Vauxhall Station (Victoria Line & National Rail) is approximately 1 mile away. South Lambeth Road and Wandsworth Road are well served by frequent bus services into Central London. Additionally, the new Nine Elms tube station is 0.6 miles away.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



48 LARKHALL LANE. SW4
2 BEDROOM HOUSE

Approximate gross floor area
1145 SQ.FT / 106.3 SQ.M.



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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