



Lorn Road, London, SW9

£575,000 Leasehold

This is a fantastic opportunity to acquire a wonderful split-level two-bedroom flat in need of renovation with a private share of the rear garden in the heart of the Stockwell Park conservation area. This is perfect for anyone wanting to put their own stamp on a property. EPC rating D.

LOCATION

The property is located between Stockwell Park Road and Brixton Road and is just a stone's throw away from Slade Gardens. It is close to excellent transport links into central London with Underground stations at Stockwell, Brixton and Oval. Additionally, there are plenty of shops, bars and restaurants nearby.

DESCRIPTION

Entering the property on the ground floor, you head upstairs to the first floor where you are greeted with a spacious hallway. To the left you have the kitchen, which is a huge space with lots of potential. There is an abundance of natural light thanks to two large windows facing out onto the garden and allotments behind.

Next to the kitchen you have the sitting room, which again is a generous size with beautiful high ceilings and plenty of natural light.

The main bathroom can comfortably fit a bath, W/C and sink.

Upstairs to the second floor you have two bedrooms, both are generously sized and have space to accommodate king-size beds and further free-standing furniture.

There is also an additional room at the back of the property that can be used as a study/nursery.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £2,578 per annum

Ground Rent - Nil

Council Tax Band - E

PARKING

Residents' permit parking available.

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband - Ultrafast Full Fibre Broadband

LOCAL AUTHORITY

Lambeth

TENURE

Leasehold - a new 125 year lease

DIRECTIONS

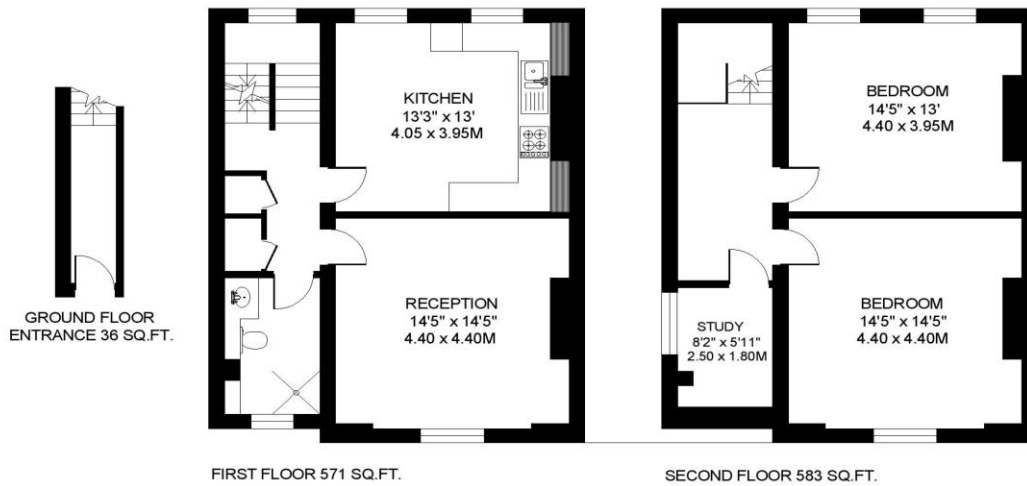
Stockwell Underground Station (Northern & Victoria Line) is approximately 0.5 miles away. Brixton Road and Clapham Road are well served by frequent bus services up to Oval Station and onwards into central London. Brixton Overground/Underground Stations are approximately 0.8 miles from the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



LORN ROAD SW9
2 BEDROOM FLAT

Approximate gross floor area
1192 SQ.FT / 110.7 SQ.M.



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Floorplan produced for Winkworth by Floorplanners 07801 228850

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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