



Stockwell Road, London, SW9

OIEO £375,000 Leasehold

This period one-bedroom split-level garden flat is nearly 650 SQFT and set over the lower ground and ground floors. It has the potential of being turned into a two-bedroom flat STPP. It is in a fantastic location and offers a fantastic opportunity for someone to put their own stamp on the property and create a wonderful flat. EPC Rating D.

Winkworth

LOCATION

Stockwell Road is a short walk to Stockwell Underground Station (Victoria and Northern Line) which offers easy access into the city, West End and beyond. It is also a short walk away from Brixton.

DESCRIPTION

Entering the flat on the ground floor and straight ahead you have the bedroom, there is ample space for a double bed, a bedside table and some storage. There is a large bay window which provides lots of natural light.

Down the hallway you have a bathroom which easily fits a bath and a sink with some space left over for storage, next to it there is a separate W/C.

On the lower ground floor, you will find the kitchen which has excellent potential, plenty of workspace and storage.

There is a separate reception room that has an abundance of space for a seating area, a table and chairs and some storage. The room also benefits from a bay window which brightens up the room.

There is also a south-west facing garden, this has the potential to be a lovely spot to enjoy in the warmer months.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £2,700 per annum

Ground Rent – Peppercorn

Council Tax Band – B

UTILITIES

Electricity – Mains connected

Gas – Mains connected

Water – Mains connected

Heating – Gas central heating

Sewerage – Mains connected

Broadband – Ultrafast Fibre Broadband

LOCAL AUTHORITY

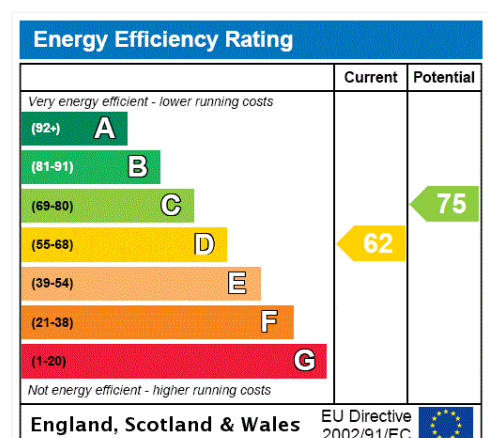
Lambeth Council

TENURE

Leasehold – 125 years remaining

DIRECTIONS

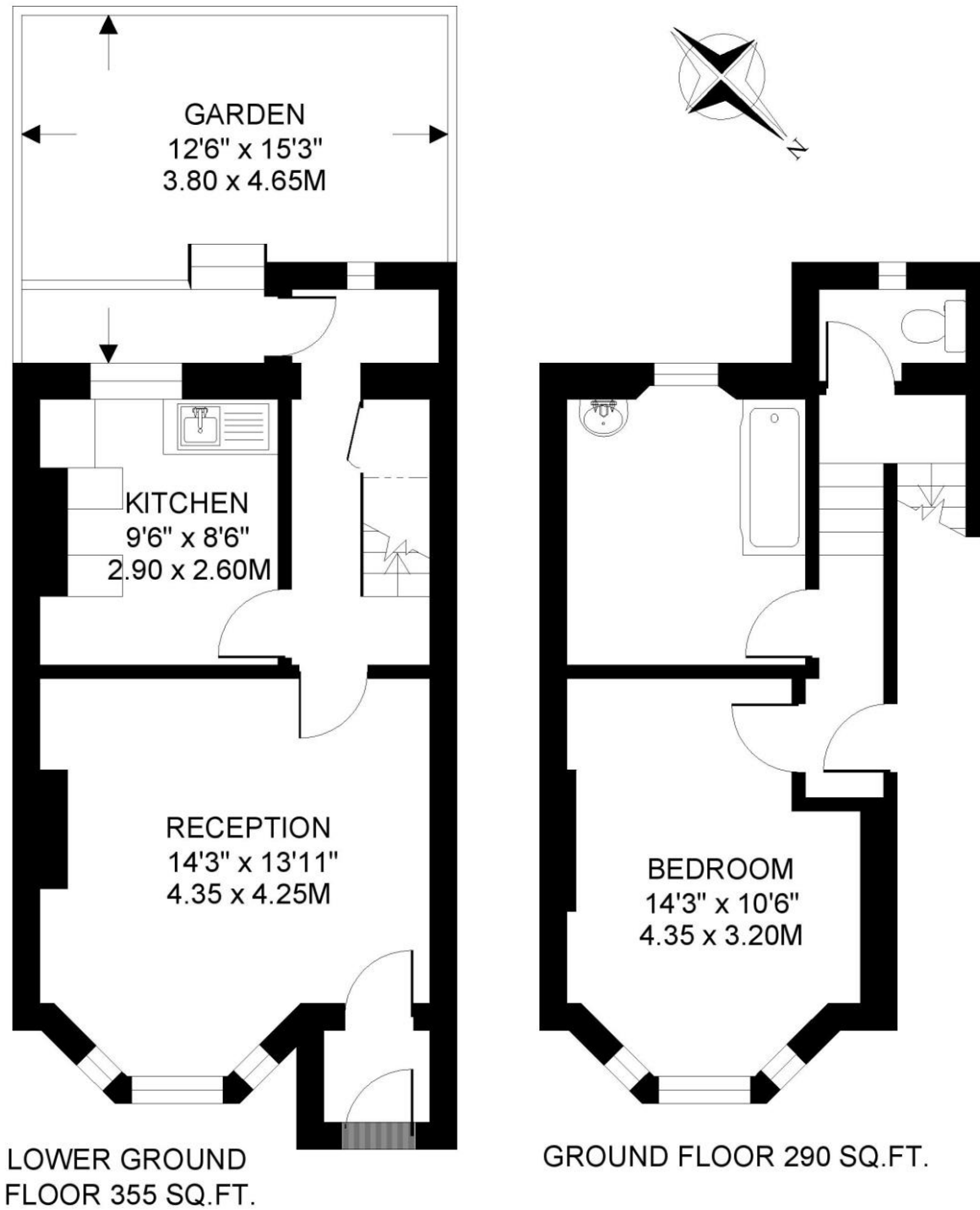
Stockwell Underground Station (Northern Line & Victoria Line) is 0.2 miles away (approximately 5 minutes' walk). Brixton Overground and Underground Station is just 0.7 miles away. The area also benefits from a frequent bus service into the City and West End.





STOCKWELL ROAD SW9
1 BEDROOM FLAT

Approximate gross floor area
645 SQ.FT / 59.9 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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