



## Cranworth Gardens, London, SW9

£700,000 Share of Freehold

A beautifully finished two-bedroom flat which is located in an attractive, Victorian mansion block, on the ever-popular tree lined street of Cranworth Gardens. EPC rating D

**Winkworth**

## LOCATION

The flat is found on Cranworth Gardens in Stockwell. The street is nestled between Brixton Road and Hackford Road, ideally close to all the local amenities that both Oval and Brixton Road have to offer, Little Portugal is also moments away.

## DESCRIPTION

Upon entering this first-floor flat, you're welcomed by a spacious hallway that connects to all rooms. The generous sitting room, with its charming bay window, overlooks a picturesque tree-lined street and features an ornamental fireplace, offering ample space for various furnishings.

Both bedrooms are accessed from the hallway. The main bedroom is well-sized, with built-in storage and room for a large double bed and freestanding furniture. The second bedroom is equally spacious, with space for a double bed and additional furniture. Both rooms benefit from sash windows that flood the space with natural light.

At the end of the hallway there is a modern bathroom, complete with a bath and overhead shower, vanity sink with large mirror, and WC.

The rear-facing open-plan kitchen is bright, contemporary, and beautifully finished. It features an electric fan oven with electric hobs, integrated fridge/freezer, dishwasher and sink. There is lots of storage and plenty of space for a dining area make it perfect for entertaining. A convenient adjoining utility room contains the washing machine and offers additional practicality.

Lastly the flat comes with access to a communal garden to the rear of the building.

## SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £2,490 per annum (including sinking fund)

Ground Rent - peppercorn

Council Tax Band D

## PARKING

On-street parking can be obtained via Lambeth Council

## UTILITIES

Electricity – mains

Gas – mains

Water – mains

Heating – gas

Sewerage – mains

Broadband – superfast broadband

## LOCAL AUTHORITY

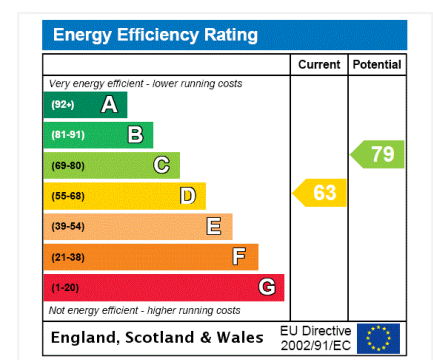
Lambeth

## TENURE

Share of Freehold - a term of years beginning on and including 7 November 1996 and ending on, and including 16 July 3008

## DIRECTIONS

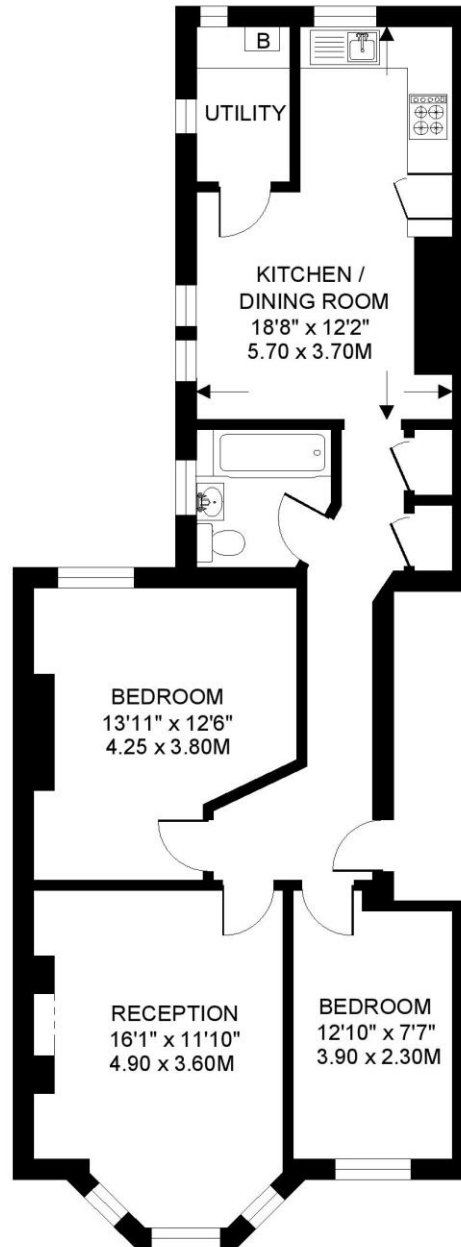
Oval Underground Station (Northern Line) is just over a 10-minute walk away. Stockwell Underground Station (Northern and Victoria Lines) is approximately 0.6 miles away. Brixton Road is also well served with frequent bus services into the City and West End.





CRANWORTH GARDENS . SW9  
2 BEDROOM FLAT

Approximate gross floor area  
828 SQ.FT / 76.9 SQ.M.



FIRST FLOOR

*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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Floorplan produced for Winkworth by Floorplanners 07801 228850

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