



## Landor Road, London, SW9

£425,000 Share of Freehold

Beautifully presented ground floor, one-bedroom garden flat. This stylish flat offers convenience and sophistication and is ideally located to access both Clapham High Street and Brixton Village.

**Winkworth**

## LOCATION

The property is found on Landor Road, between Nealden Street and Dalyell Road. The bustling Clapham High Street is moments away providing an abundance of local amenities as well as Brixton Village. Additionally, the ever-popular Clapham Common is also a short walk away.

## DESCRIPTION

Beautifully presented ground floor, one-bedroom garden flat. This stylish flat offers convenience and sophistication and is ideally located to access both Clapham High Street and Brixton Village.

Entering the property, the bedroom is located to the front of the property. A very generous size suitable for a king-sized bed. You can also find built in storage covering one of the walls, helping to minimize the need for further freestanding storage solutions.

The middle of the flat is occupied by the wonderful reception space. A great area to relax and unwind or entertain guests. There is ample space for a large sofa and dining table. Large sash windows and light from the kitchen keep the space bright.

To the rear of the flat is the kitchen. Finished to a high standard with great workspace and cupboard options. There is also space for all necessary utilities. The kitchen is flooded with natural light and is a great room to enjoy.

Beyond the kitchen is the bathroom. Finished beautifully and tiled throughout. The bathroom contains a walk-in shower, sink & storage, W.C. and a heated towel rack.

One of the main attractions is the superb private garden to the rear. Sure to be a massive hit on the sunnier days, this sizable garden is perfect for spending time with friends and family or just soaking up the sun.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - Insurance £230.00 per annum

Ground Rent - £0.00

Council Tax Band - C

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected - no meter

Heating – gas central heating

Sewerage – mains connected

Broadband – fibre

## LOCAL AUTHORITY

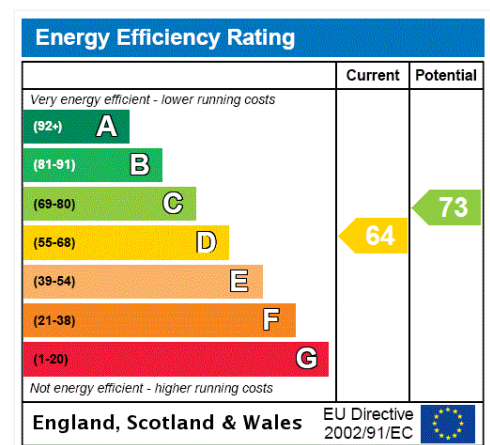
Lambeth

## TENURE

Share of Freehold - 107 years

## DIRECTIONS

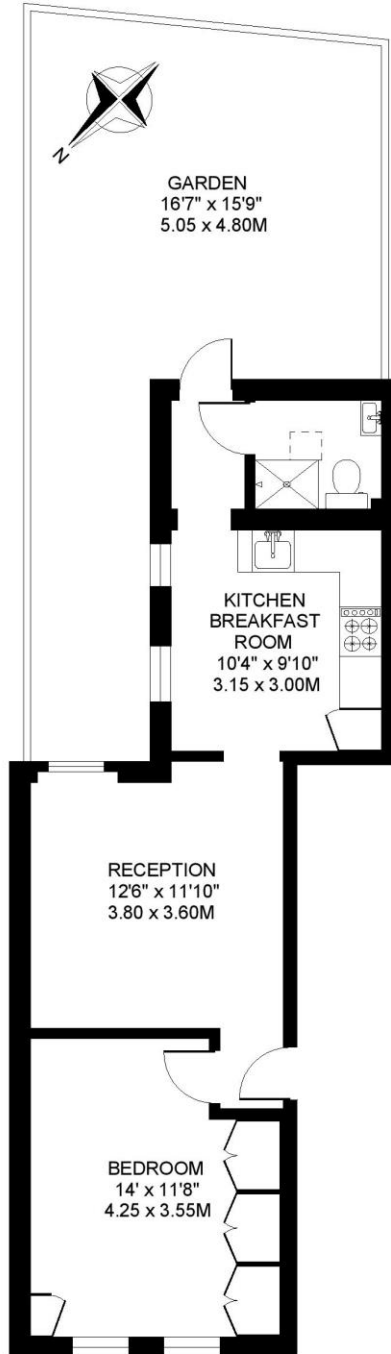
You are equidistant from both Clapham North Station (Northern Line) and Stockwell Station (Northern & Victoria Line) at 0.4 miles each, a walk that can be done in under 10 minutes. The area is also well served with frequent bus service to the city and beyond.





LANDOR ROAD. SW9  
1 BEDROOM FLAT

Approximate gross floor area  
475 SQ.FT / 44.1 SQ.M.



GROUND 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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