

Marion Court, McCall Close, London, SW4

£465,000 Leasehold

A spacious one-bedroom apartment with impressively high ceilings and beautiful large sash windows, located on a quiet road in Stockwell next to the wonderful Larkhall park. This flat comes with communal gardens and basement storage. EPC Rating B.

Winkworth

LOCATION

Marion Court is located on McCalls close which is a quiet road, hidden between Clapham Road and Wandsworth Road. Stockwell station is moments away with direct access to the Victoria and Northern Line. Larkhall Park is moments away at the end of the adjoining road.

DESCRIPTION

This well-presented one-bedroom apartment is situated on the first floor. It comprises one double bedroom, a large kitchen/reception room, a bathroom and a utility cupboard.

The entrance to the property is within a charming courtyard, with secure bike storage. As you enter the building you are met by smart communal areas which are exceptionally well-kept.

The flat itself is located on the first floor. Once in the flat, you enter a hallway with a utility cupboard that doubles up as storage for coats, hats and shoes.

The magnificent reception room has amazing tall ceilings and immensely large windows that flood through with natural light. The living/kitchen space is open plan and there is a lovely seating area and dining table over by the windows, looking out over the communal garden which adjoins an art centre.

The spacious bedroom is large enough for a double bed and wardrobes. The bedroom has sash windows and a lovely view onto the communal gardens.

The bathroom comes with a bath and overhead shower. It is tiled along the floor and walls, and the window has frosted glass for privacy. The flat also comes with basement storage.

The beautiful Larkhall park is situated at the end of Jeffery's Road, a great place to relax in the sun or go for a run. Just a short walk away you have an abundance of local shops and amenities in Clapham old town, where you can find boutiques, delis and butchers, as well as coffee shops, bakeries and gastro pubs.

LOCAL AUTHORITY

Lambeth, London

TENURE

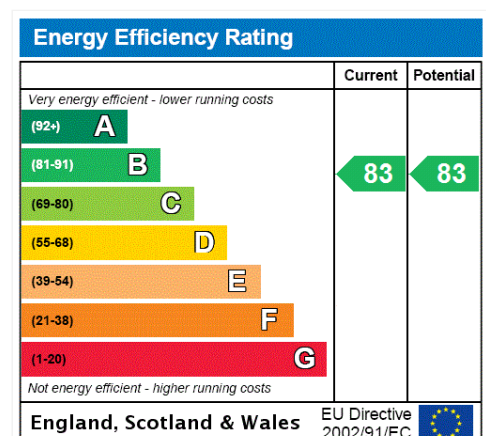
Leasehold - 114 years

Ground rent: £400 per annum

Service charge: £2,788 per annum

DIRECTIONS

Stockwell Station is only 0.27 miles. Clapham North is 0.39 miles and Clapham high street is 0.4 miles. A variety of buses can also get you into central London from Union Road bus stop on Clapham Road.

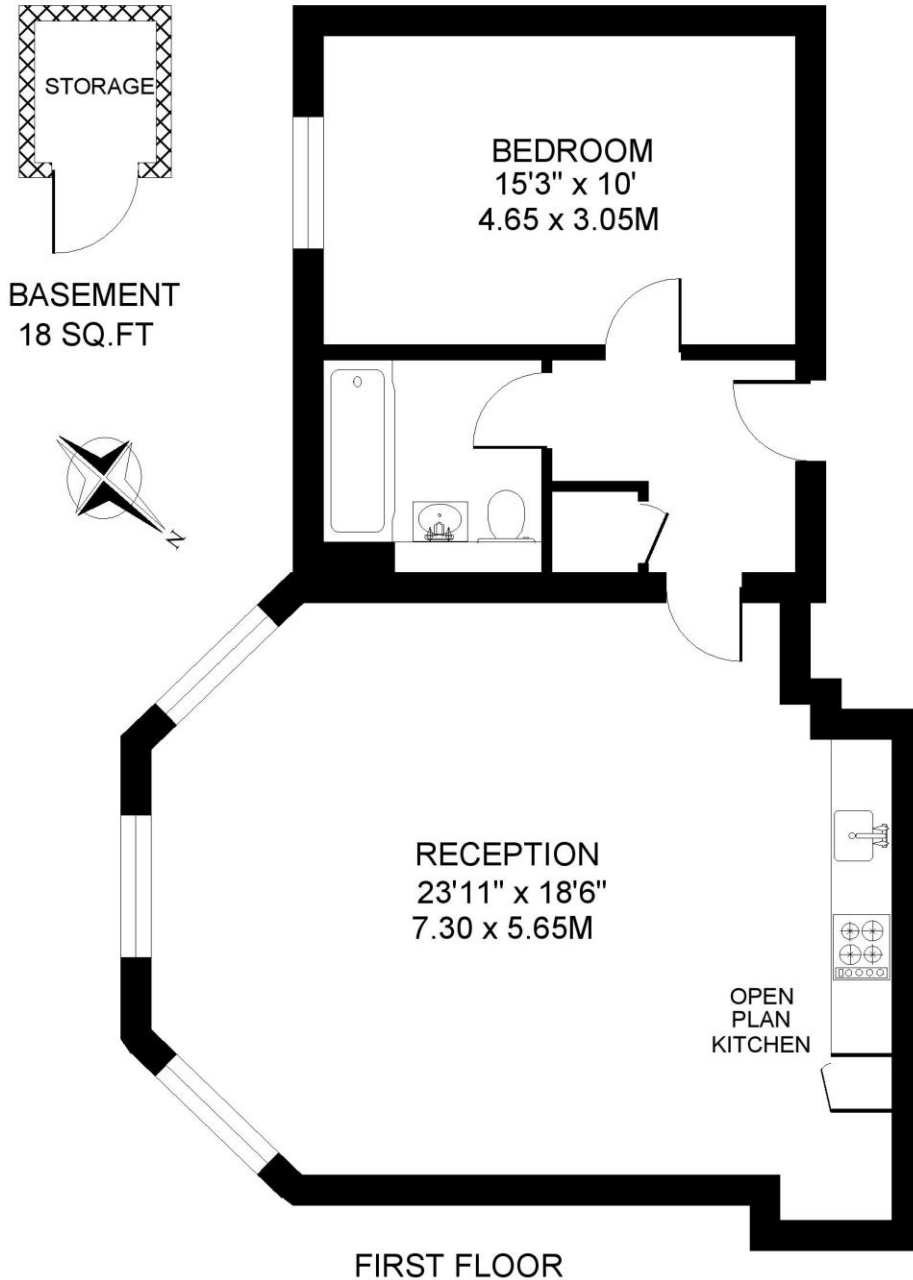




MARION COURT SW4
1 BEDROOM FLAT

Approximate gross floor area
686 SQ.FT / 63.7 SQ.M.

Plus basement storage 18 SQ.FT. / 1.6 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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Floorplan produced for Winkworth by Floorplanners 07801 228850

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