



47a, Landor Road, London, SW9

£650,000 Leasehold

Extremely spacious and very well-presented two-bedroom flat, arranged over three floors courtesy of a loft conversion. A fantastic location, ideally located to Clapham High Street and Clapham Old Town.



LOCATION

You will find the property on Landor Road, between Willington Road and Atherford Road. Clapham High Street is just a five-minute walk away offering you an abundance of amenities such as restaurants, shops and pubs. The ever-popular Clapham Common is also on your doorstep, a short walk away.

DESCRIPTION

Entering the property through the private entrance and heading up to the first floor, you are greeted by the fantastic reception. A bright space courtesy of two large sash windows, with a fabulous fireplace on the far wall. The room is a great size suitable for a dining table, sofa and other freestanding furniture.

The charming open plan kitchen is finished to an excellent standard. Containing a built-in gas oven, hob & extractor, built-in microwave and dishwasher.

You will find the bathroom to the rear of the first floor. The bathroom is finished impeccably, unique flooring, tiling throughout and a large window makes it a delightful space. The bathroom has a bath with overhead shower, sink with vanity mirror and storage and a W.C.

Heading up to the first floor, which comprises two generously sized double bedrooms. The primary bedroom has beautiful wooden flooring and large sash windows. A space suitable for a king-sized bed and freestanding storage. The second bedroom is carpeted and is suitable for a large double bed and freestanding storage. A large sash window to the rear keeps the space bright. You will notice the lovely fireplace in each of the rooms.

Continuing up to the loft space which has been converted into a flexible room. The room is in need of renovation but a fantastic area to use as you please. It is a bright space and has plenty of storage solutions.

Ground Rent: TBC

Service Charge: circa £400 per annum

LOCAL AUTHORITY

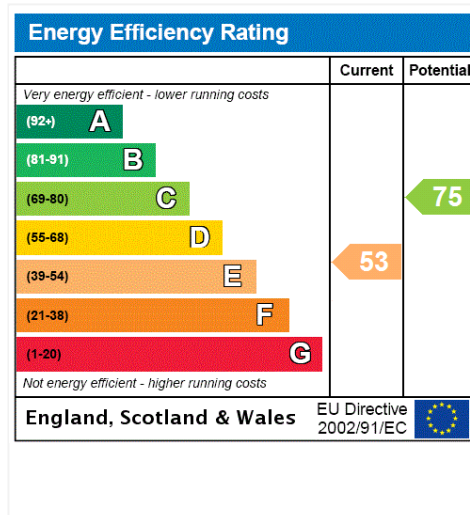
Lambeth

TENURE

Leasehold – 189 years from 1st January 2000

DIRECTIONS

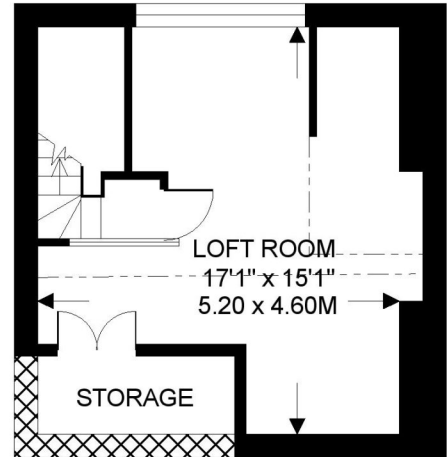
Clapham North Station (Northern Line) is just 0.2 miles away. Clapham High Street Station (London Overground) is just 0.3 miles away. The area is also well served with frequent bus services to the City and beyond.



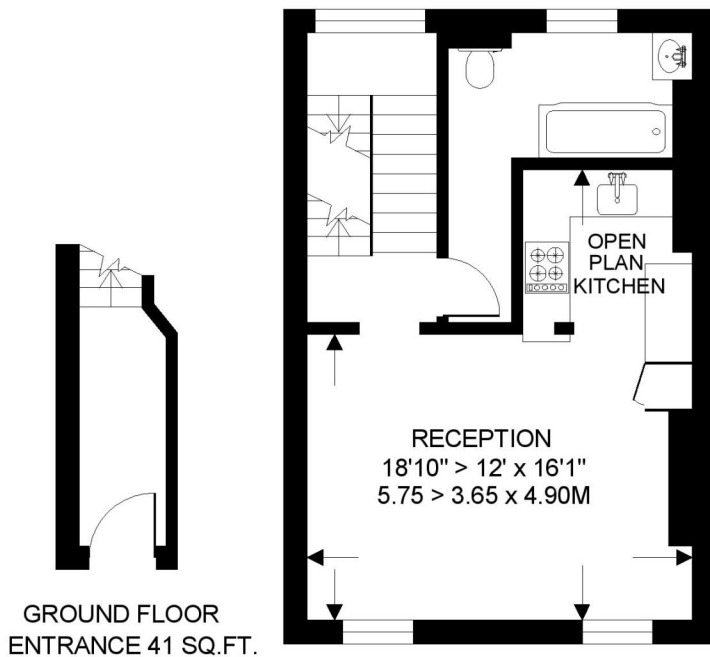


LANDOR ROAD. SW9
2 BEDROOM FLAT

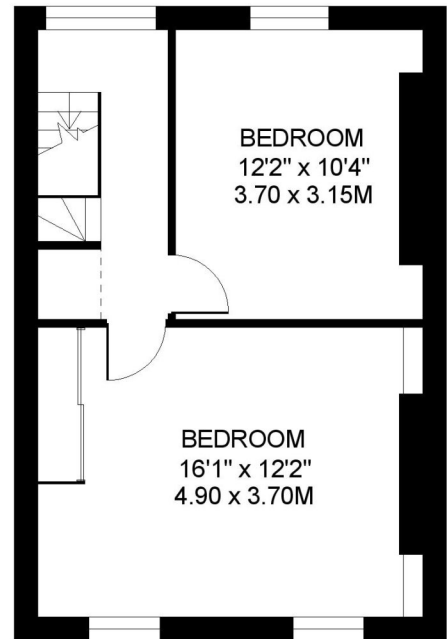
Approximate gross floor area
1061 SQ.FT. / 98.5 SQ.M.
Plus eaves storage 27 SQ.FT. / 2.5 SQ.M.



THIRD FLOOR 230 SQ.FT.



FIRST FLOOR 395 SQ.FT.



SECOND FLOOR 395 SQ.FT.

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.

Kennington | 020 7587 0600 | kennington@winkworth.co.uk