



Lorn Road, SW9

£300,000 *Leasehold*



A fantastic opportunity to acquire one-bedroom flat in need of renovation in the heart of the Stockwell Park conservation area. This is perfect for anyone wanting to put their own stamp on a property. EPC rating C

KEY FEATURES

- Excellent transport links
- Opportunity to put own stamp on a property



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DESCRIPTION

Entering the property on the second floor, you continue upstairs to the third floor to a spacious hallway, complete with storage.

To the left there is a generously sized bedroom, with space to accommodate a king-sized bed and free-standing furniture.

Off this room is the living room, which is a huge space with lots of potential. There is an abundance of light from a large sash window.

This leads into a kitchen space, which has a generous floorplan to allow for lots of counter space and kitchen appliances.

There is also a large bathroom, comfortably fitting a bath, W.C. and sink.





MATERIAL INFO

Tenure: Leasehold

Term: a new 125 year lease (125 years and 0 months)

Service Charge: £2,662.24 per annum

Ground Rent: Nil

Local Authority: Lambeth

Council Tax Band: C

EPC rating: C

PARKING

Parking permit available through the council

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains

Broadband – Ultrafast

LOCATION

The property is located in between Stockwell Park Road and Brixton Road, just a stones throw from Slade Gardens. It is in close proximity to a variety of supermarkets, restaurants and bars nearby.

DIRECTIONS

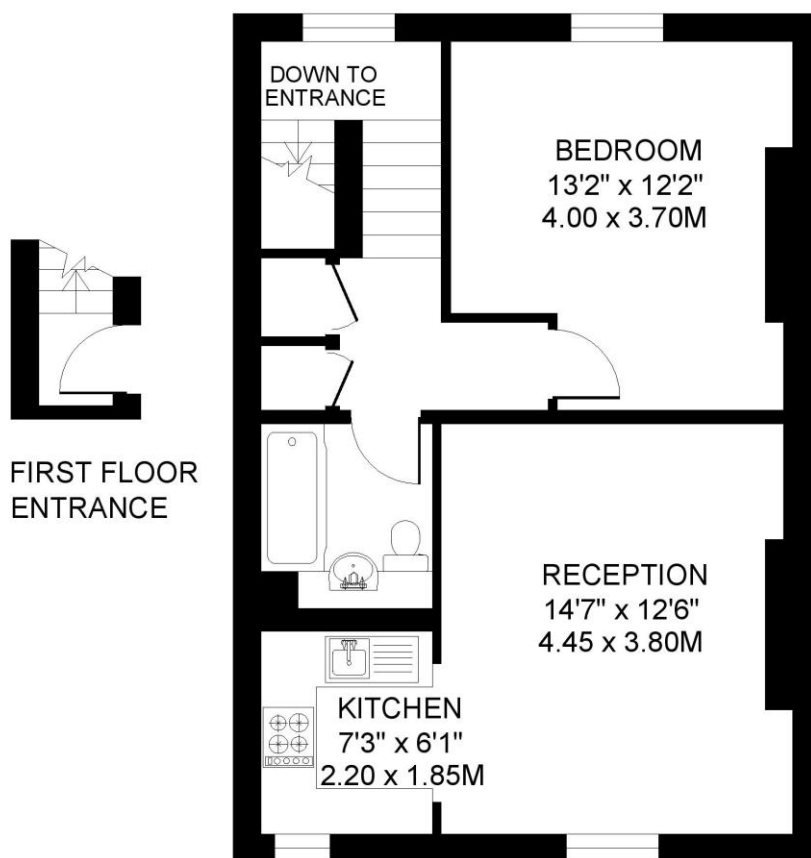
Stockwell Underground Station (Northern and Victoria Line) is approximately 0.5 miles away. Brixton road and Clapham Road are well-served by a frequent bus service up to Oval Underground Station and into Central London. Brixton Overground and Underground Stations are approximately 0.8 miles away.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LORN ROAD SW9
1 BEDROOM FLAT

Approximate gross floor area
528 SQ.FT / 49.1 SQ.M.



SECOND FLOOR

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