

South Lambeth Road, London, SW8

£950,000 *Freehold*

3-4 | 1-2 | 2

A three- or four-bedroom Georgian family home with west-facing rear private garden and small front garden. The house is part of a Grade II Listed terrace in the South Lambeth Road Conservation Area and would benefit from modernisation, with great potential. EPC rating C.

KEY FEATURES

- Private near 38-foot west-facing garden and small front garden
- Close to shops, cafes, restaurants and parks
- Light throughout
- Fantastic public transport links at Stockwell
- 1411 SQ/FT





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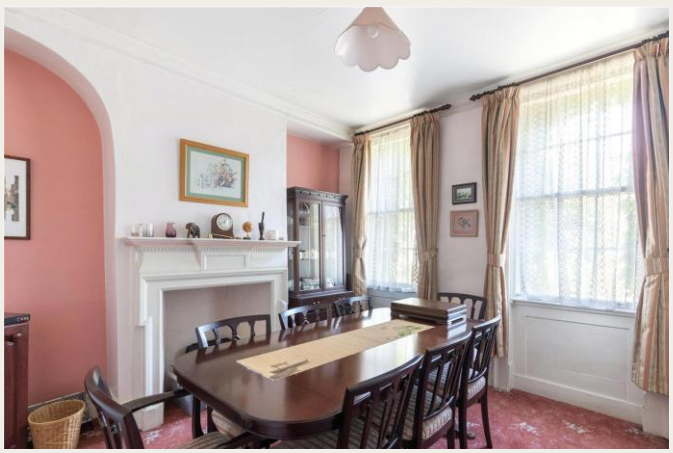
DESCRIPTION

Enter the house on the ground floor beside a well-maintained rose garden and you will find the dining room located at the front with views of the garden through large sash windows. Behind sits a very well-sized eat-in kitchen with a door to the rear garden. Ample storage is available in the cellar beneath the stairs and hallway.

On the first floor are two generous rooms and a shower room, separated by the central staircase. The larger front-facing room is currently used as the main reception. The shower room, featuring a standalone shower, washbasin and W.C., shares a lobby with the rear-facing room so they could be used together as an ensuite bedroom, although the latter, which has an airing cupboard containing an immersion heater, is at present used as a study.

On the second floor, are two further bedrooms and a family bathroom. The main bedroom is located at the front and features plenty of built in storage along the nearest wall with two further built in cupboards found either side of the chimney breast on the other side of the bedroom. The rear bedroom, whilst smaller, offers enough space for a double bed and further freestanding furniture, as well as an original cupboard. The tiled family bathroom contains a large bath, dual washbasins, a W.C. and a bidet. A large skylight lights the stairs and landing, and hatches give access into loft spaces which hold the water tank and provide further storage areas, as well as access onto the slated roof through a second hatch.

The rear private west-facing garden, accessed from the kitchen, enjoys direct sun throughout the afternoon into the evening and includes a shed. A gate leads to Teversham Lane, part of the Spurgeon Estate.







MATERIAL INFO

Tenure: Freehold
Term: NA
Service Charge: NA
Ground Rent: NA
Local Authority: Lambeth
Council Tax Band: F
EPC rating: C

PARKING

Residents' and visitors' permits for Spurgeon Estate on-street parking available from Lambeth Council

UTILTIIES

Electricity – Mains connected
Water – Mains connected
Heating – Gas central heating
Sewerage – Mains connected
Broadband – Ultrafast Broadband

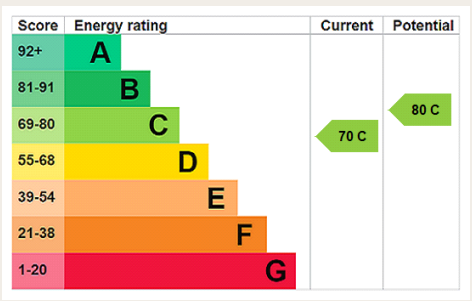
LOCATION

This house is located on South Lambeth Road between Stockwell and Vauxhall with Stockwell Station being just a few minutes' walk away. There is a range of restaurants, cafes, bars and other shops around Stockwell Station and in South Lambeth Road itself, with Vauxhall Park at the northern end and Larkhall Park nearby.

DIRECTIONS

Stockwell Underground Station is located 0.2 miles away where you have access to the Victoria Line and Northern Line into Central London and the City. The area is well served by frequent bus services too from around Stockwell Station, including on South Lambeth Road itself.

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.



SOUTH LAMBETH ROAD. SW8
3/4 BEDROOM HOUSE

Approximate gross floor area
1411 SQ.FT / 131.1 SQ.M.
PLUS 435 SQ.FT. / 40.4 SQ.M.
Total area shown on plan
1846 sq.ft. / 171.5 sq.m.



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