

Lansdowne Way, SW8

2 1 1

Offers in excess of £499,950 *Leasehold*

A fantastic opportunity to acquire a two-bedroom period purpose built flat with a large private garden, located in the centre of Stockwell. EPC rating D

KEY FEATURES

- Large private garden
- Excellent transport links
- Private off-street parking within a gated development





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DESCRIPTION

Positioned on the second floor of a purpose-built block, the home opens into a wide, central reception hall that offers an immediate sense of space and seamlessly connects every principal room. Multiple large, built-in storage cupboards line the corridor, maximizing practical utility.

Immediately off the hallway, the expansive living and dining area pairs generous proportions with distinct architectural character. Rich interior styling is complemented by an exposed brick feature wall, a focal fireplace detail, and custom built-in bookcases that elevate both the function and aesthetic of the space.

The separate, fully fitted kitchen maximizes functionality with extensive worktop space, a gas cooker, an integrated washing machine, and a full-sized fridge-freezer.

Further down the hallway, the main bathroom is fully equipped with a classic layout, featuring a full-sized bathtub, a standalone pedestal sink, and WC.

Peacefully positioned at the rear of the property, both double bedrooms offer comfortable proportions with ample space for double beds and freestanding furnishings.

A short walk away, inside the gated Spencer Mews next door the property has a huge private garden.







MATERIAL INFO

Tenure: Leasehold

Term: From 23 September 2010 to 28 September 2174 (148 years and 1 months)

Service Charge: £1,475 per annum (including £100 per annum Reserve Fund)

Ground Rent: Nil

Local Authority: Lambeth

Council Tax Band: D

EPC rating: D

PARKING
Off street gated parking

UTILITIES
Electricity – mains connected
Water – mains connected
Heating – gas central heating
Sewerage – mains
Broadband – Ultrafast

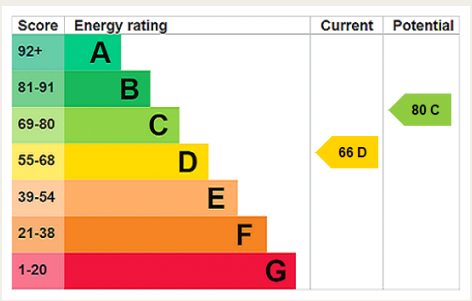
LOCATION

The flat is located between Clapham Road and South Lambeth Road. There is a vast range of local amenities to choose from in the local area to include supermarkets, restaurants and bars. The flat itself is a stone's throw away from Stockwell Underground station.

DIRECTIONS

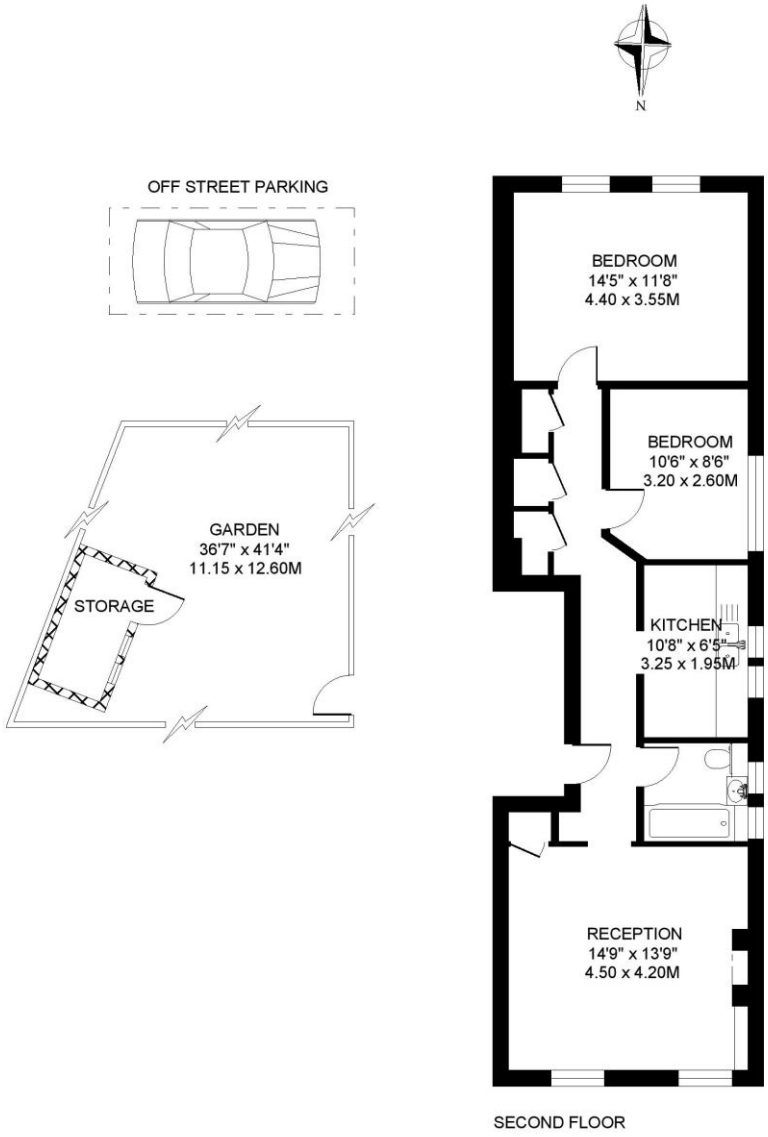
Stockwell Underground (Victoria and Northern Line) is approximately 0.2 miles away. The area is well served by a frequent bus service into the city, West End and beyond.

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.



LANSDOWNE WAY SW8
2 BEDROOM FLAT

Approximate gross floor area
723 SQ.FT / 67.2 SQ.M
Plus garden storage 33 sq.ft./ 3.1 sq.m.
Total area shown on plan
756 sq.ft. / 70.3 sq.m.



SECOND FLOOR

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