

Marion Court, London, SW4

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Offers in excess of £600,000 *Leasehold*

A fantastic opportunity to acquire a spacious and well-presented two-bedroom, two-bathroom apartment with private balcony on the second and third floors of a charming Grade II listed building in Stockwell, next to the wonderful Larkhall Park. The flat also comes with stunning communal gardens. EPC rating C

KEY FEATURES

- Near to Larkhall Park
- Close to Clapham Old Town for shops, bars and restaurants
- Well-presented & light throughout
- Great public transport links at Stockwell
- 1071 SQ/FT





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DESCRIPTION

Enter the flat on the second floor of this charming Grade II listed building, and immediately to the right you will find the open-plan kitchen reception featuring spectacular high ceilings, and three large sash windows. The entire lower floor benefits from impressive 3.12m ceiling heights in the kitchen/reception room, second bedroom and family bathroom, creating an exceptional sense of space and light throughout. There are very pleasant views offered over the communal gardens below, and the space feels both light and airy.

The kitchen features integrated fan-powered electric oven and induction, microwave oven, sink and dishwasher with space for a large fridge/freezer. Built in joinery provides fantastic storage on the nearside of the reception and there is ample space to accommodate a dining table and chairs, sofas and coffee table.
Continue down the light hallway and there is more than enough built in storage on offer with space to accommodate a washing machine and dryer. At the end of the hallway is the modern, family bathroom featuring bath with overhead shower, sink, W.C. and heated towel rail.

Next to the bathroom is the second bedroom with space for a double bed and additional space reserved for free-standing furniture.

Upstairs, you will find the main bedroom with ensuite shower room. The bedroom is a wonderful size with plenty of space for storage and a king-size bed. The ensuite tiled shower room features a large walk in rainfall shower, sink, heated towel rail and W.C. Access to the large private balcony with far-reaching views is granted via sliding doors from the main bedroom, and from the landing at the top of the stairs.

The building has excellent, well-maintained communal gardens.

Please note that plants have been added to the photo of the balcony using AI.







MATERIAL INFO

Tenure: Leasehold
Term: 125 years from 1 January 2014 (112 years and 7 months)
Service Charge: £4,010.10 per annum (including £364.10 Reserve Fund)
Ground Rent: £500 per annum
Local Authority: Lambeth
Council Tax Band: E
EPC rating: C

PARKING

No parking available

UTILITIES

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

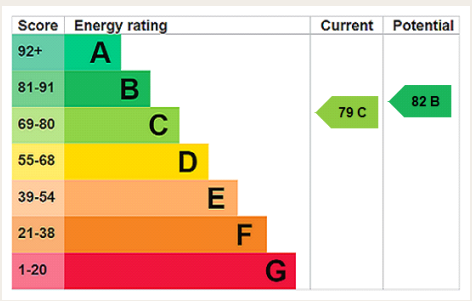
LOCATION

Marion Court is located on McCall 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 Lines. Larkhall Park is also moments away at the end of the adjoining road.

DIRECTIONS

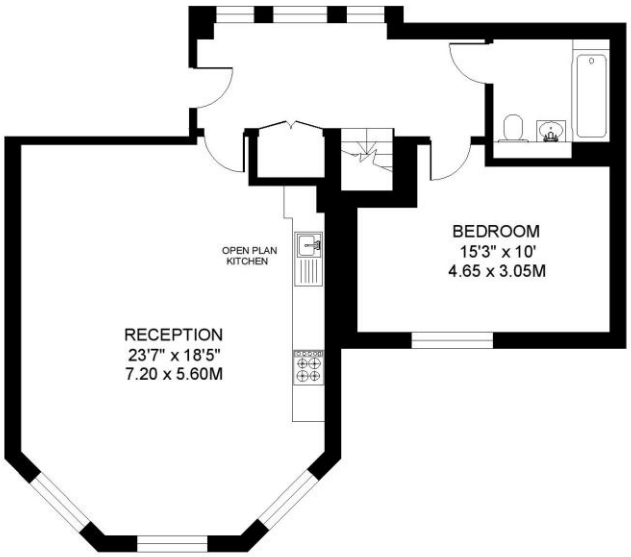
Stockwell Underground Station (Victoria & Northern Lines) is only 0.27 miles away. Clapham North Underground Station (Northern Line) is 0.39 miles away and Clapham High Street Station (Overground services) is 0.4 miles. There are bus services in to the West End and City.

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.



MARION COURT SW4
2 BEDROOM FLAT

Approximate gross floor area
1071 SQ.FT / 99.5 SQ.M.



SECOND FLOOR 773 SQ.FT.



THIRD FLOOR 298 SQ.FT.

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