

Thorparch Road, London, SW8

2 1 2

£625,000 *Share of Freehold*

A fantastic opportunity to acquire a wonderful two-bedroom split level flat with a large roof terrace in this elegant Victorian conversion. EPC rating C

KEY FEATURES

- Terrace
- Fantastic location
- Quiet street
- Good condition





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Winkworth



DESCRIPTION

Situated across the first and second floors of this attractive period conversion, the flat offers well-proportioned accommodation comprising a reception room, kitchen, two double bedrooms, two bathrooms, and a private roof terrace.

On the first floor, the kitchen provides ample storage and generous worktop space, finished to a high standard, with room for a dining table and chairs. Two large windows allow for an abundance of natural light.

To the front of the property, the living room is well-sized, offering flexible space for a variety of furnishings while overlooking the quiet Thorparch road. Also on this floor is the second bedroom, a comfortable double with plenty of space for freestanding furniture. The main bathroom, which is also on this floor, features a shower over bath, WC, and a sink with built-in storage.

The second floor hosts the principal bedroom, which benefits from two skylights and ample space for furnishings, along with an en suite comprising a shower, WC, and sink with storage. From this floor, there is also access to the private roof terrace.







MATERIAL INFO

Tenure: Share of Freehold
Term: 999 years from 24.6.2011 (984 years and 1 month)
Service Charge: approximately £400 per annum (building insurance only)
Ground Rent: Nil
Local Authority: Lambeth
Council Tax Band: C
EPC rating: C

PARKING
On street permit parking

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

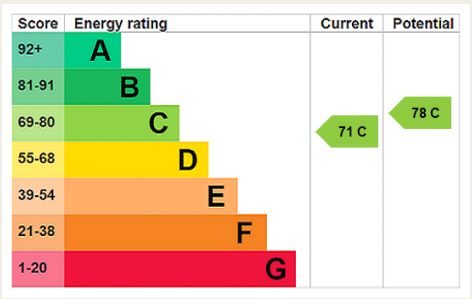
LOCATION

Thorparch Road is situated just off Wandsworth Road. The property sits on the fringe of the exciting Nine Elms regeneration area, linked by direct planned pedestrian access.

DIRECTIONS

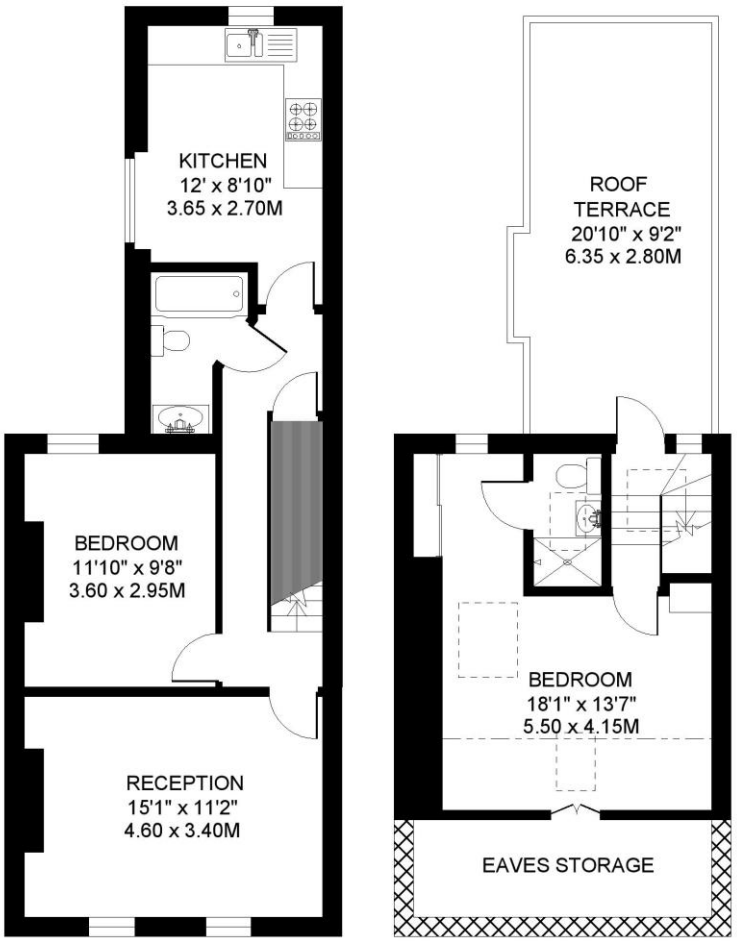
Nine Elms underground station is 0.2 miles away, Vauxhall Station (Victoria Line and National Rail) is approximately 0.8 miles away and Wandsworth Road Station (National Rail) is approximately 0.6 miles away. Stockwell Station (Victoria Line) is approximately 0.9 miles away. Wandsworth Road is also well served by a frequent bus service into Vauxhall and onward into Central London.

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.



THORPARCH ROAD SW8
2 BEDROOM FLAT

Approximate gross floor area
775 SQ.FT / 72 SQ.M.
Plus eaves storage 74 sq.ft / 6.9 sq.m.
Total area shown on plan
849 sq.ft. / 78.9 sq.m.



FIRST FLOOR 522 SQ.FT.

SECOND FLOOR 253 SQ.FT.

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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