



Thorparch Road, SW8

£470,000 *Share of Freehold*

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A fantastic opportunity to acquire a spacious one-bedroom garden flat in this elegant Victorian conversion on the ever popular Thorparch Road. EPC rating D

KEY FEATURES

- Great transport links
- Quiet street
- Good condition
- Garden



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DESCRIPTION

Situated on the ground floor of this attractive period conversion, the flat offers well-proportioned accommodation comprising a reception room, double bedroom, bathroom, kitchen and a private garden.

The reception room is a bright and spacious living area with ample space for a range of furnishings. It features carpeted flooring and a large sash window overlooking the garden filling the room with natural light. High ceilings further enhance the sense of space and light.

The bedroom is also generously sized, with carpeted flooring, a charming fireplace and high ceilings continuing the period character. A sash window provides good natural light and there is plenty of space for a double bed and additional storage.

The bathroom is conveniently positioned between the bedroom and kitchen and comprises an overhead shower, WC, wash basin and mirrored storage. It is finished with tiled flooring, tiled walls and a window that provides natural light and ventilation.

Located at the rear of the property is the kitchen fitted with a range of modern appliances including an integrated fan-assisted oven, gas hob, extractor and sink, fridge freezer, dishwasher and washing machine. The room benefits from a range of wooden cabinetry and ample space for a dining table and chairs. Double glazed doors open directly onto the private garden.

The garden has been well maintained and features attractive bamboo planting, creating a peaceful and secluded atmosphere. The seating area provides an ideal setting for outdoor dining and entertaining during the warmer months.





MATERIAL INFO

Tenure: Share of Freehold

Term: 999 years from 24 June 2011 (984 years and 3 months)

Service Charge: £475.50 per annum (building insurance only)

Ground Rent: Nil

Local Authority: Lambeth

Council Tax Band: C

EPC rating: D

PARKING

On-street parking can be obtained via Lambeth Council

UTILITIES

Electricity – Mains

Water – Mains

Heating – Gas

Sewerage – Mains

Broadband – Superfast 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

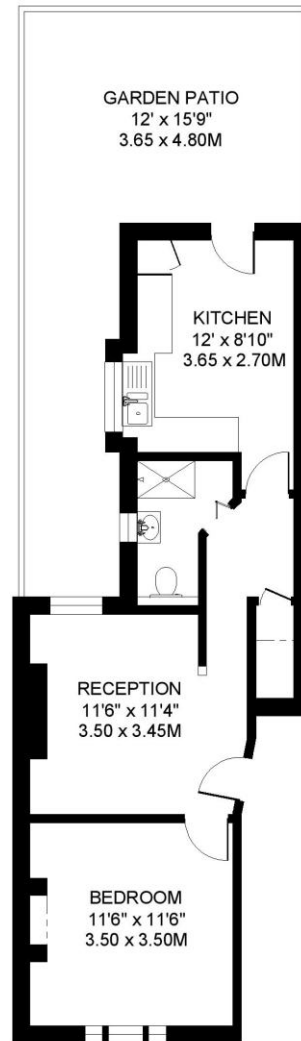
Nine Elms underground stations is 0.2 miles away, Vauxhall Station (Victoria Line and National Rail) is approximately 0.8 miles away and Wandsworth Road Station (National Rail) is approximately 0.6 miles away. Stockwell Station (Victoria Line) is approximately 0.9 miles away. Wandsworth Road is also 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

THORPARCH ROAD. SW8
1 BEDROOM FLAT

Approximate gross floor area
479 SQ.FT / 44.5 SQ.M.



GROUND FLOOR

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