

Crimsworth Road, SW8

2 1 1

£615,000 *Share of Freehold*

A fantastic opportunity to acquire a truly delightful two-bedroom split-level flat, with a private roof terrace in an early Victorian conversion. The flat offers an abundance of storage space and is situated on one of Vauxhall's most desirable streets, only a 5 minute walk from the underground. EPC Rating D.

KEY FEATURES

- Roof Terrace
- Large split-level flat
- Fantastic condition
- Great location





Kennington

020 7587 0600 | kennington@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

A fantastic opportunity to acquire a truly delightful two-bedroom split-level flat, with a private roof terrace in an early Victorian conversion. The flat offers an abundance of storage space and is situated on one of Vauxhall's most desirable streets, only a 5 minute walk from the underground. EPC Rating D.

You enter the flat on the ground floor via a shared entrance with the garden flat below, and the accommodation is arranged to provide kitchen diner with sitting room, two bedrooms, one family bathroom, and private roof terrace.

As you enter the flat, you will find the family bathroom directly ahead which includes bath with overhead shower, basin with storage below, W.C, and heated towel rail.

Continue down the corridor, and you will find the main bedroom which is a great size. The bedroom feels airy and light and provides ample space for a king size bed and further free-standing furniture.

The modern and recently refurbished kitchen contains all the latest integrated appliances to include an electric fan-powered oven with gas hob and extraction, fridge/freezer, dishwasher and space for a washing machine. The kitchen also offers plenty of storage both above and below the vast worktop space, as well as a breakfast bar that can seat up to three.

The sitting room is spacious and light with two sash style windows allowing for a light space. There is more than enough room for a large dining table and chairs, large sofa and coffee table; perfect for entertaining. Storage is available in the way of shelving either side of the chimney breast.

Continue upstairs to the roof terrace. This space is both private and spacious and is perfect for al fresco dining during the summer months.

Finally, the second bedroom found on the second floor provides space for a double bed with ample built in storage available. The front eaves which span the full width of the building provide further invaluable storage space.







MATERIAL INFO

Tenure: Share of Freehold
Term: 198 years from 25 March 1974 (145 years and 5 months)
Service Charge: £350 per annum (building insurance only)
Ground Rent: Nil
Local Authority: Lambeth
Council Tax Band: C
EPC rating: D

PARKING
Residents parking permit available from the Lambeth council

UTILITIES
Electricity – mains connected
Gas – mains connected
Water – mains connected with meter
Heating – gas central heating
Sewerage – mains connected
Broadband – ultrafast

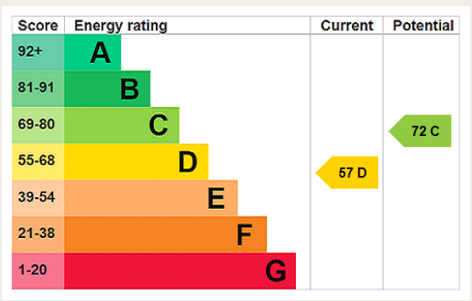
LOCATION

Crimsworth Road is situated just off Wandsworth Road. It is part of an enclave of three quiet residential streets including Thorparch Road and Goldsboro Road. The new Nine Elms Underground Station (Northern Line) is only a short walk away.

DIRECTIONS

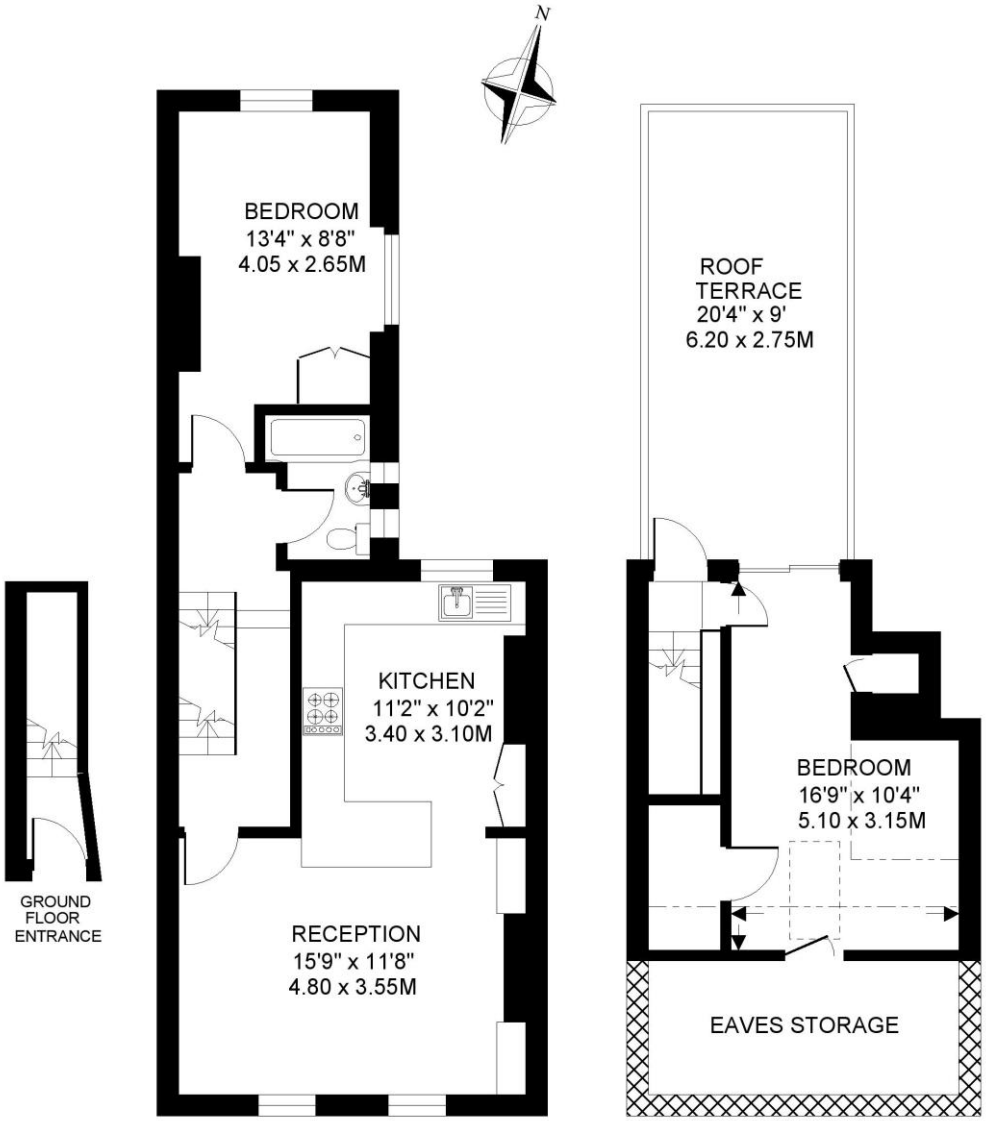
Vauxhall Underground Station (Victoria Line & National Rail) is approximately 0.8 miles away, Stockwell Underground Station (Victoria and Northern Line) is approximately 0.7 miles away and the new, recently opened Nine Elms.

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.



CRIMSWORTH ROAD SW8
2 BEDROOM FLAT

Approximate gross floor area
761 SQ.FT. / 70.7 SQ.M.
Plus eaves storage 86 sq.ft. / 8 sq.m.



FIRST FLOOR 555 SQ.FT.

SECOND FLOOR 206 SQ.FT.

Copyright: These plans should not be reproduced by any other person, without permission.
Floorplan produced for Winkworth by Floorplanners 07801 228850

Kennington
020 7587 0600 | kennington@winkworth.co.uk

Winkworth
for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.