

Spencer Mews, London, SW8

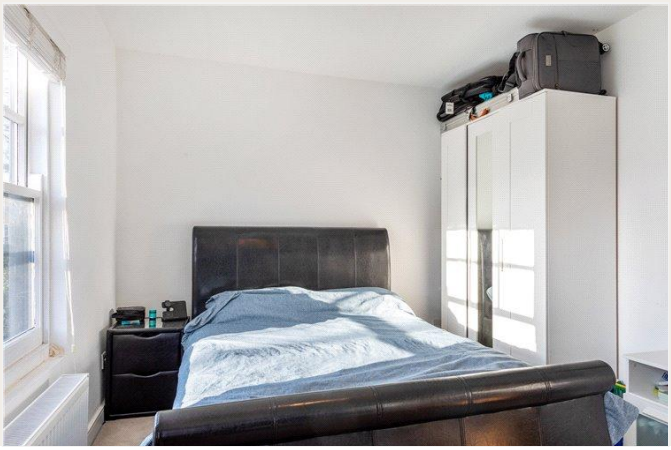
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£329,950 *Leasehold*

A fantastic opportunity to acquire a one-bedroom period conversion flat, located within a smart gated development in the centre of Stockwell. EPC rating C.

KEY FEATURES

- Quiet gated development
- Great location
- Good transport links
- Well-presented





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DESCRIPTION

A fantastic opportunity to acquire a one-bedroom period conversion flat, located within a smart gated development in the centre of Stockwell.

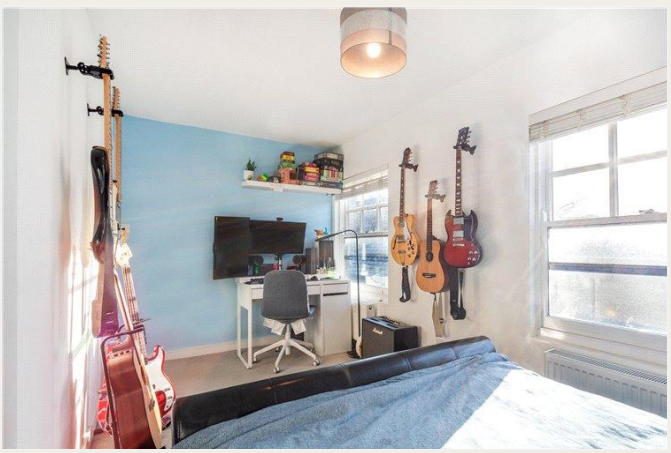
Enter the flat on the second floor and you are greeted by a spacious hallway with entry phone intercom and engineered wooden flooring.

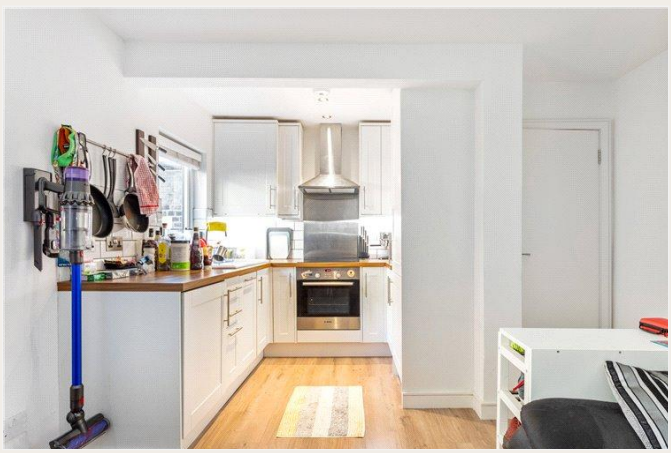
Immediately to your right, you will find the modern tiled bathroom equipped with bath with overhead rainfall shower, sink with vanity and storage below, heated towel rail, extraction, and W.C.

The bedroom is located on the right when entering the flat and is of a generous size providing space for a double bed with additional space reserved for free-standing furniture. The bedroom is wonderfully bright thanks to its south facing aspects with views over the courtyard below.

The kitchen is open plan to the reception room, with engineered wooden flooring, solid wood worktops, and white units for storage. The kitchen is equipped with an electric fan-powered oven with induction and extraction, sink, large fridge/freezer, dishwasher and washing machine.

The adjacent sitting room can accommodate an L-shaped sofa, coffee table, and a small dining table and chairs.







MATERIAL INFO

Tenure: Leasehold

Term: 125 years from and including 11 February 2015 to and including 10 February 2140 (113 years and 5 months)

Service Charge: £1,632 per annum (induding £76 per annum Reserve Fund)

Ground Rent: £250 per annum (to be increased by £25 every 33 years, next increase in 2048 to £275 per annum)

Local Authority: Lambeth

Council Tax Band: D

EPC rating: C

PARKING
On street parking available from Lambeth Council

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

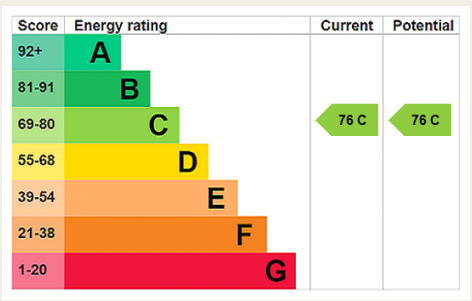
LOCATION

The flat is located within a gated development, which is just off Lansdowne Way. Lansdowne Way is found between Clapham Road and South Lambeth Road. There is a vast range of local amenities and eateries in the local area to include supermarkets, restaurants, and coffee shops. The flat itself is a stone's throw away from Stockwell Underground Station.

DIRECTIONS

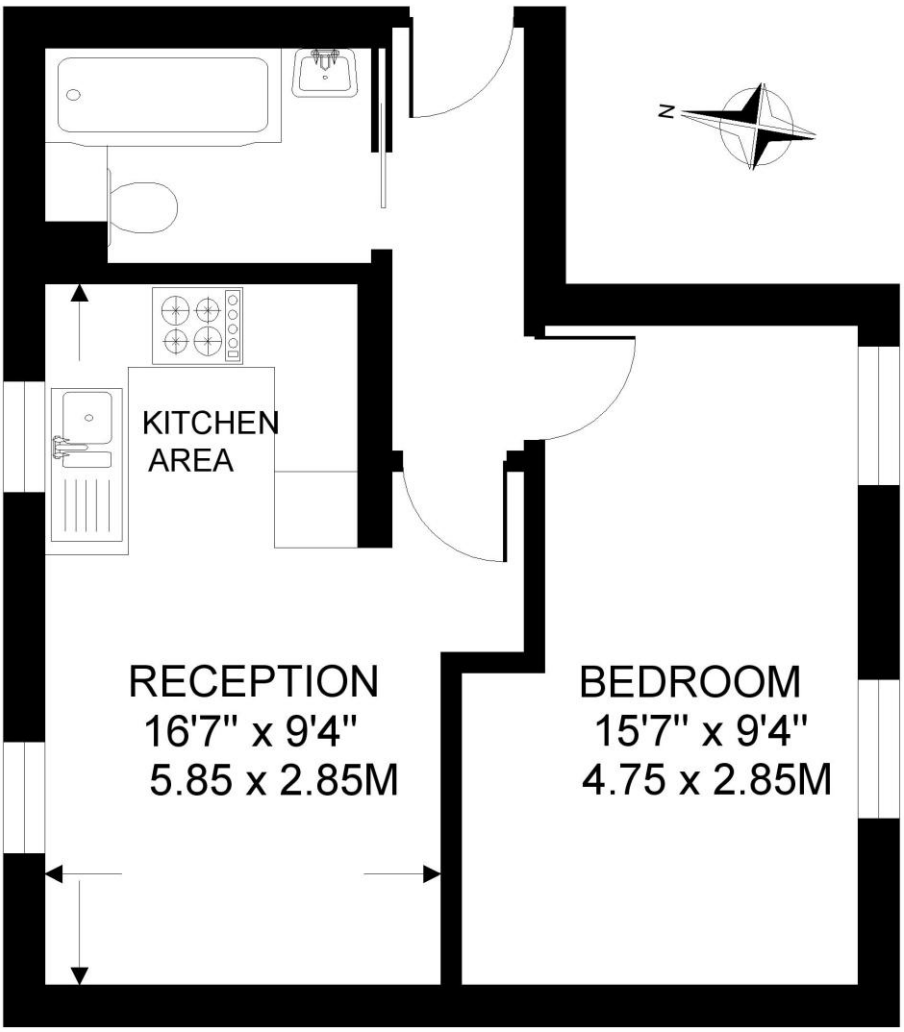
Stockwell Underground Station (Victoria Line & Northern Line) is approximately 0.2 miles away. The area is also well served by a frequent bus service into the City, West End and beyond.

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.



SPENCER MEWS. SW8
1 BEDROOM FLAT

Approximate gross floor area
375 SQ.FT / 34.8 SQ.M.



SECOND FLOOR

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