



Mowll Street, SW9

£685,000 *Share of Freehold*

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A charming and well-presented three-bedroom apartment set within a beautifully maintained mansion block, with access to idyllic gardens and situated within the heart of Oval. EPC rating C

KEY FEATURES

- Spacious flat
- Communal garden
- Excellent location
- Good transport links



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DESCRIPTION

As you enter the first-floor flat, you are greeted by a spacious hallway with smart wooden laminate flooring and plenty of fitted storage for coats and shoes.

Straight ahead is the first bedroom, a good-sized double with excellent ceiling height and space for additional freestanding furniture.

At the front is the reception room filled with natural light from a large bay window overlooking Mowll Street. There is ample space for sofas, a coffee table and additional storage.

The principal bedroom is another well-proportioned double, featuring floor-to-ceiling fitted wardrobes along one wall.

Further along the hallway are the tiled bathroom, with walk-in shower, basin and storage, and a separate WC with its own basin. A large storage cupboard provides further useful space.

The kitchen offers plenty of worktop and cupboard space, alongside an electric oven, induction hob, extractor fan and sink, with space for a washing machine, dishwasher and large fridge freezer.

At the rear of the flat is the third double bedroom, which benefits from built-in storage and space for additional furniture.

Residents also enjoy access to a well-maintained communal garden, complete with attractive flowerbeds and wooden tables and chairs. The block has a lovely community feel, with residents enjoying the peaceful surroundings.





MATERIAL INFO

Tenure: Share of Freehold

Term: 999 years from 25 March 1998 (970 years and 5 months)

Service Charge: £2,832 per annum (including £1,488 per annum Reserve Fund)

Ground Rent: Nil

Local Authority: Lambeth

Council Tax Band: D

EPC rating: C

PARKING

On-street parking permits are 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

Glencoe Mansions is located on Mowll Street, a quiet tree-lined street located between Clapham Road and Brixton Road. Oval Underground station is less than half a mile away, and Stockwell Underground Station is within easy walking distance. There are also direct bus routes nearby, enabling quick and easy access to Central London within 15 minutes.

DIRECTIONS

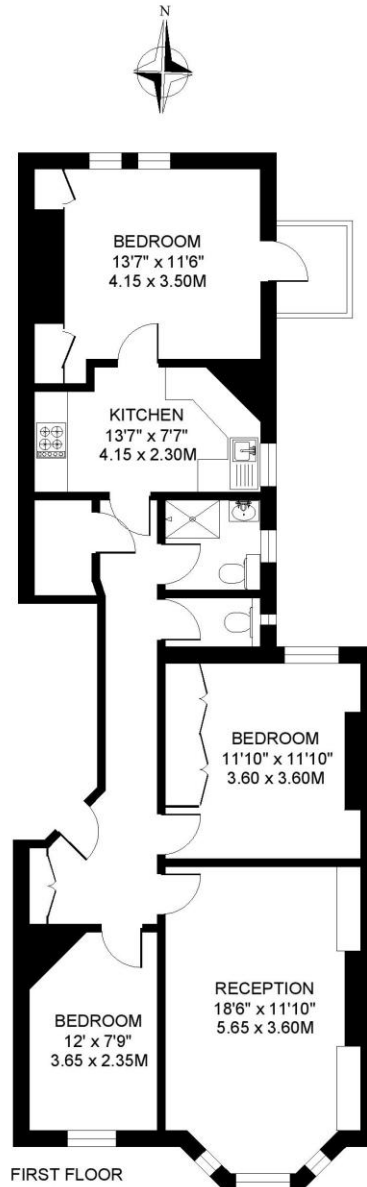
Oval Underground Station (Northern Line) is approximately 650m away. Stockwell Underground Station (Victoria & Northern Line) is approximately 1.2km away. Clapham Road and Brixton Road are also well served by frequent buses into Central London.

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	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GLENCOE MANSIONS SW9
3 BEDROOM FLAT

Approximate gross floor area
911 SQ.FT. / 84.6 SQ.M.



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