

# Burnley Road, London, SW9

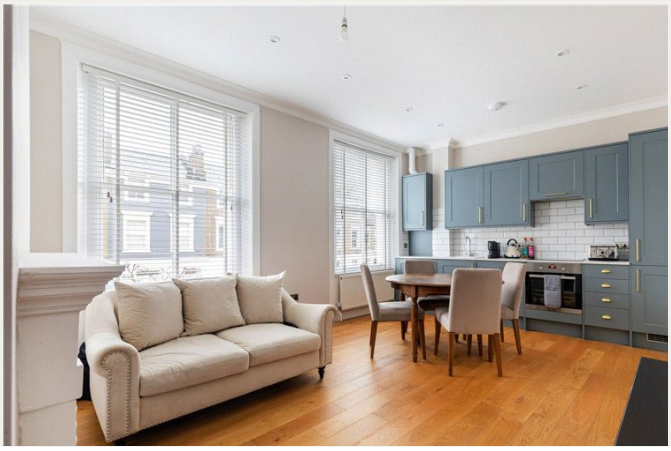
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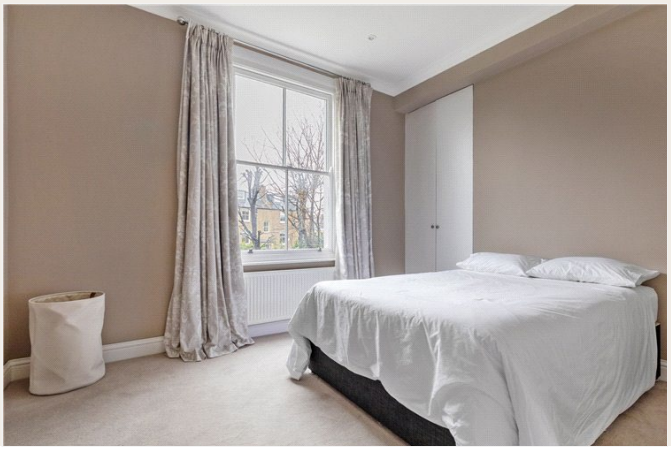
**£400,000** *Leasehold*

This stunning one bedroom first floor Victorian conversion flat is located withing the heart of the Stockwell Conservation area. You are all but a short walk away from all the local amenities and transport links that both Stockwell and Brixton have to offer. EPC rating C.

## KEY FEATURES

- Stockwell Conservation area
- Stunning Victorian Conversion
- Good transport links
- Modern finish
- Bespoke fitted kitchen





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## DESCRIPTION

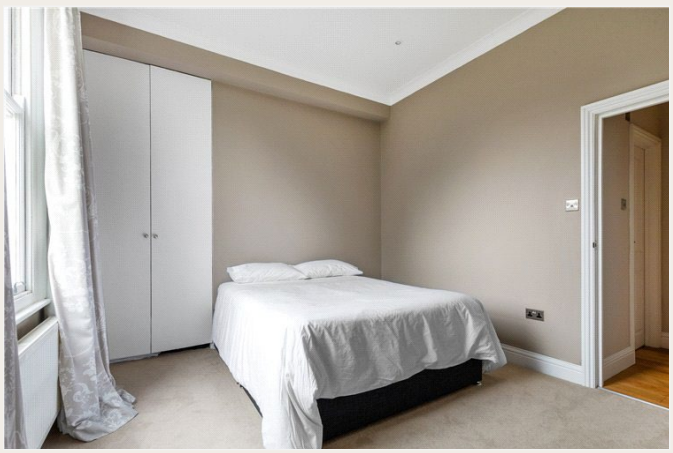
Entering on the first floor you will find a corridor separating the open plan kitchen and living space on the right, from the bedroom and bathroom at the rear of the property.

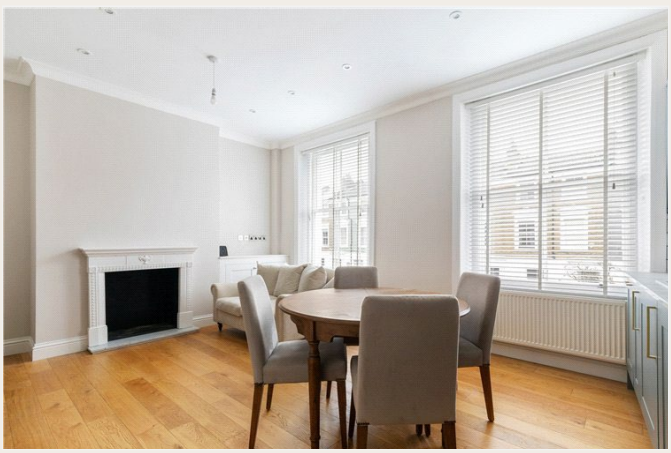
The bedroom is a good size with plenty of space for a king-sized bed and includes a built-in wardrobe with shelving. The bedroom benefits from a beautiful outlook onto green gardens below and includes beautiful high ceilings which create a spacious feel within.

Next to the bedroom you will find a wonderful modern bathroom with metro tiling. The bathroom includes a bath and overhead rainfall shower with extraction, W.C, sink with a vanity mirror above and storage below, and a heated towel rail.

The open plan bespoke fitted kitchen has an excellent finish with an abundance of storage space found above and below the kitchen units. The kitchen includes more than enough countertop space, an integrated oven system and induction hob, sink, dishwasher and large fridge freezer.

The sitting room offers an abundance of light and space benefitting from two large timber framed sash windows and south facing aspect. There is more than enough space or a large sofa, coffee table, TV and dining table with chairs.







## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 125 years from 1 January 2021 (120 years and 0 months)

**Service Charge:** £1,418 per annum (including £420 per annum sinking fund)

**Ground Rent:** £250 per annum (subject to increase)

**Local Authority:** Lambeth

**Council Tax Band:** C

**EPC rating:** C

**PARKING**
Residents permit available from the Lambeth council

**UTILITIES**
Electricity – mains connected
Water – mains connected
Heating – gas central heating
Sewerage – mains connected
Broadband – Ultrafast

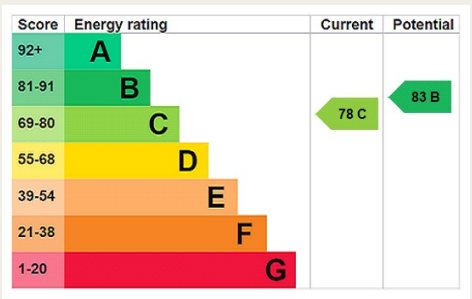
## LOCATION

Burnely Road is located just off Stockwell Road withing a short walk to Stockwell Underground Station (Victoria and Northern Line), which offers easy access to the city. It is also a short walk away from Brixton.

## DIRECTIONS

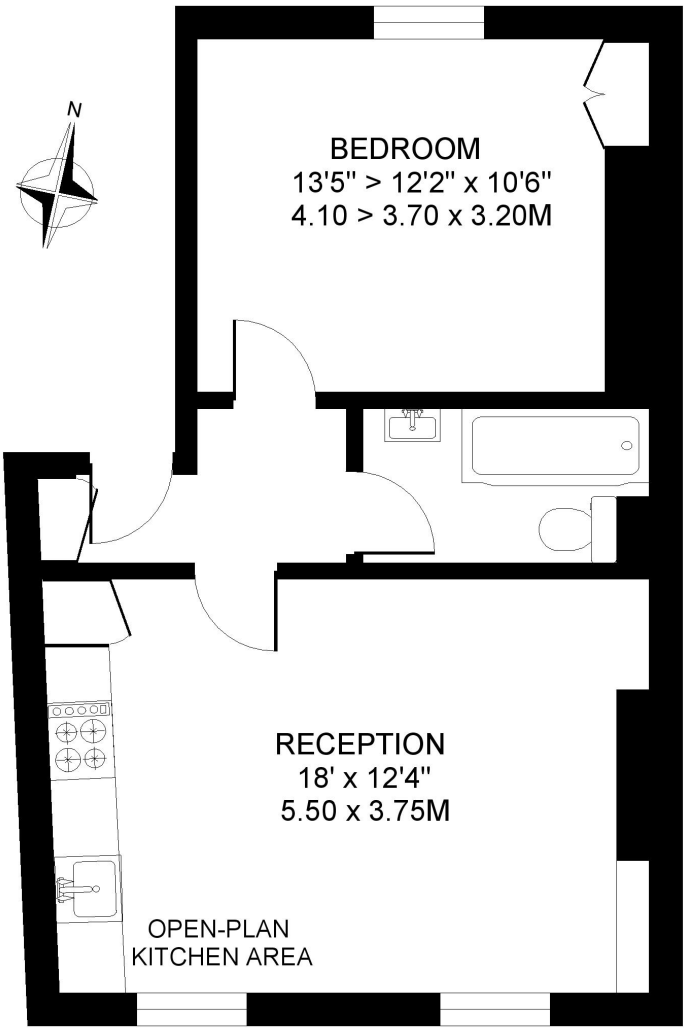
Stockwell Underground Station (Northern and Victoria Lines) is just 0.2 miles away (5minute walk) with Brixton Tran Station and Underground Station just 0.7 miles away. The area benefits from a frequent bus service to the city.

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.



BURNLEY ROAD. SW9
1 BEDROOM FLAT

Approximate gross floor area
450 SQ.FT. / 41.8 SQ.M.




FIRST FLOOR

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