



Prima Road, SW9

£795,000 *Share of Freehold*

3  1  2 

A fantastic three-bedroom lower ground floor flat with a private garden in a Grade II Listed Victorian conversion. EPC rating C

KEY FEATURES

- Private garden
- Close to transport links
- Large living space
- Over 1200 Sq.Ft



Kennington

020 7587 0600 | kennington@winkworth.co.uk

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DESCRIPTION

The property is accessed via its own private front door on the lower ground floor of this Grade II listed Victorian conversion. Upon entering, you are welcomed by a spacious hallway that benefits from an abundance of built-in storage throughout.

The principal bedroom features built-in storage, space for a double bed, and a unique en-suite bathroom comprising a jacuzzi bath, WC, sink with storage, and a TV that can be viewed from both the bathroom and bedroom, perfect for a relaxing evening.

The remaining two bedrooms are also generously sized doubles, with ample space for wardrobes and additional freestanding furniture.

The main bathroom is fitted with a walk-in shower, WC, and sink with built-in storage.

The spacious open-plan living room and kitchen create an ideal entertaining space. The living area comfortably accommodates a large sofa along with additional freestanding furniture, while the recently renovated kitchen offers an abundance of storage and worktop space, complete with a central island and seating area.

Leading directly from the kitchen is the private garden, which floods the space with natural light and provides an excellent setting for relaxing or entertaining outdoors.





MATERIAL INFO

Tenure: Share of Freehold

Term: 999 years from 29 September 1985 (957 years and 11 months)

Service Charge: £1,440 per annum (Sinking Fund only)

Building Insurance: £999.14 per annum

Ground Rent: £45per annum (subject to increase)

Local Authority: Lambeth

Council Tax Band: D

EPC rating: C

PARKING

On street permit parking

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – ultrafast broadband

LOCATION

The property is located on Prima Road is nestled between Clapham Road and Brixton Road, overlooking St Marks church which hosts weekly farmers' market on a Saturday. Oval tube station is just around the corner along with numerous bus routes available.

DIRECTIONS

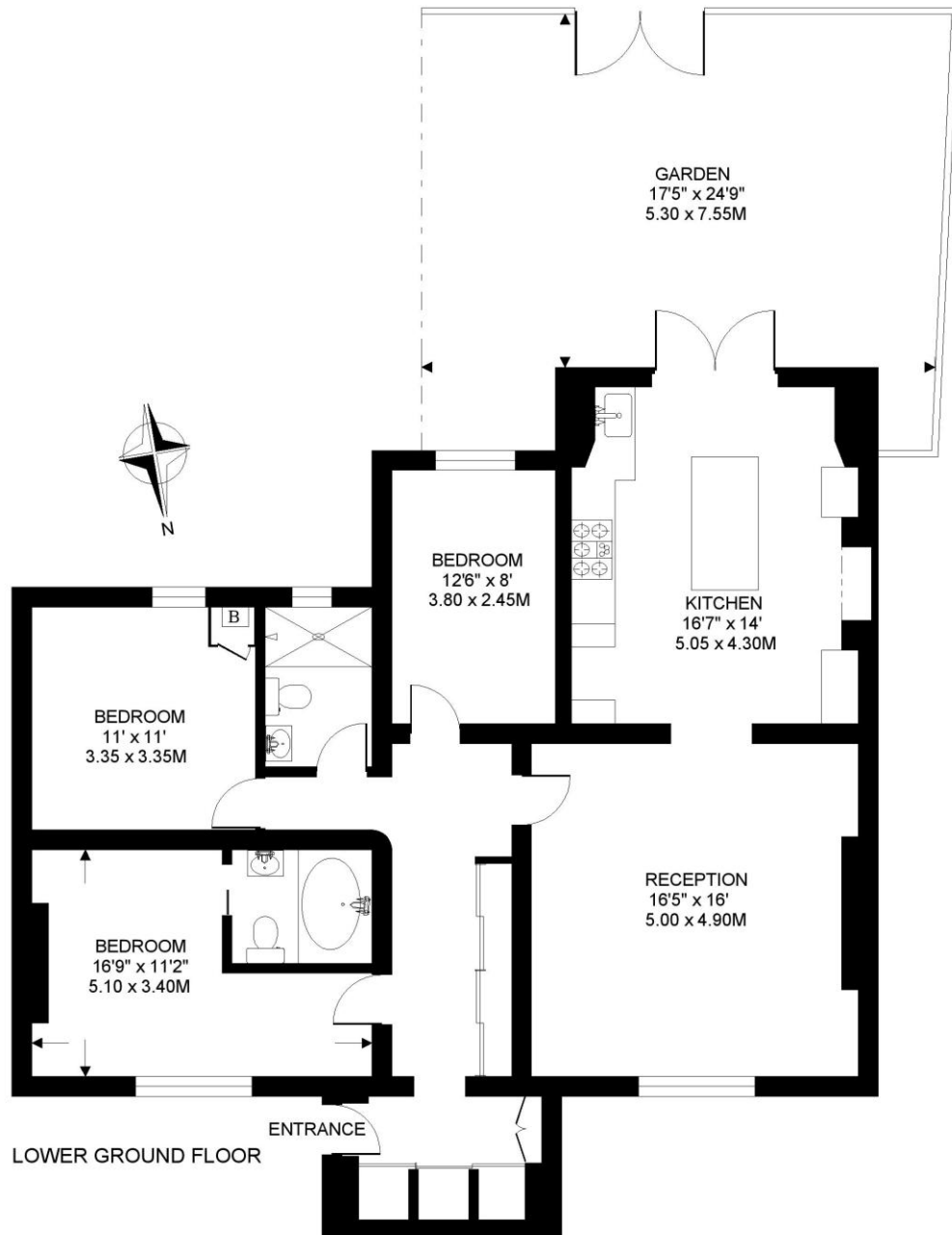
Oval Underground (Northern Line) is 160m away, Kennington Underground (Northern Line) is 0.7 miles away, Vauxhall Overground/Underground (National Rail & Victoria Line) is 0.7 miles away. The area is well served by frequent bus services into the city.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMA ROAD SW9
3 BEDROOM FLAT

Approximate gross floor area
1216 SQ.FT / 113 SQ.M.



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