

Lett Road, London, SW9

2 1 1

£550,000 *Leasehold*

Winkworth are proud to present this excellent opportunity to acquire a modern 2- bedroom split-level flat with a secured underground parking space in the heart of Stockwell.
EPC rating B

KEY FEATURES

- Bright and airy
- Excellent transport links
- Good condition
- Spacious – 894 sqft
- Secured underground parking space included





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DESCRIPTION

This spacious and well-presented flat is arranged over two floors, offering bright and well-proportioned accommodation throughout. The property has a good sense of space, with the main living areas arranged across the ground floor and both bedrooms located upstairs.

Upon entering, the kitchen is immediately to the left and benefits from plenty of worktop and storage space. It is well equipped with an integrated oven, induction hob and extractor fan, fridge freezer, sink, washing machine, dishwasher and microwave.

The reception room is a particularly good size and offers plenty of flexibility for different furniture arrangements. There is ample space for a large sofa, TV and coffee table, as well as a dining table and chairs, making it a great room for both relaxing and entertaining. The floor-to-ceiling windows allow plenty of natural light into the room, while a door provides access to a communal patio area. The ground floor is completed by a useful storage cupboard and a convenient downstairs WC with basin.

Upstairs, there are two equally sized double bedrooms. Both rooms are comfortably large enough for a double bed and additional freestanding furniture, while built-in wardrobes provide useful storage and help to make the most of the available space. The main bathroom is fully tiled and comprises a bath with overhead shower, WC, basin and vanity mirror.

The flat comes with a secured underground parking space.







MATERIAL INFO

Tenure: Leasehold
Term: 999 years from 1 January 2007 (979 years and 4 months)
Service Charge: £3,807 per annum (including £181.52 per annum contribution to Sinking Fund)
Ground Rent: £350 per annum (subject to increase)
Local Authority: Lambeth
Council Tax Band: E
EPC rating: B

PARKING
Secured underground parking space included.
Resident parking permits from Lambeth are not available.

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

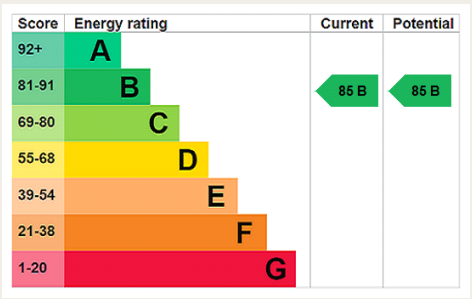
LOCATION

The property is located on Lett Road which is a private road within the Freemans Printworks development, a short walking distance from Stockwell and Oval Underground stations.

DIRECTIONS

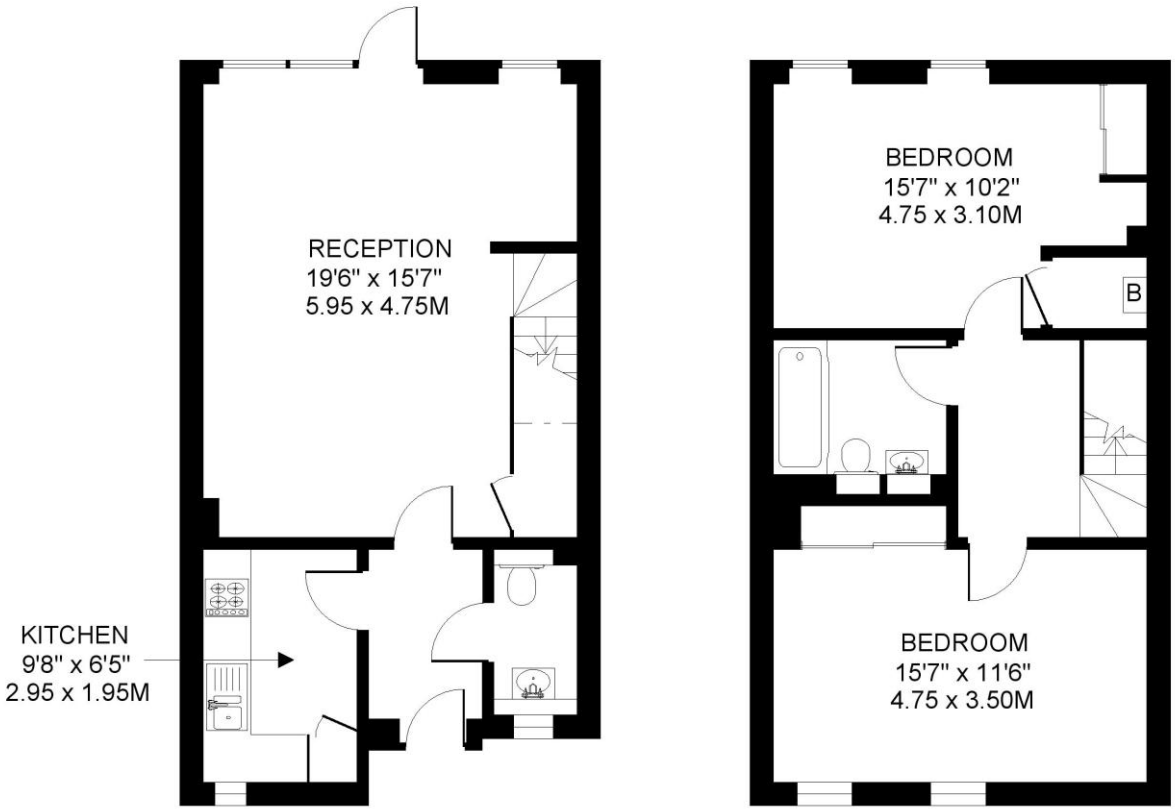
Oval Underground Station (Northern Line) is approximately 0.5 miles away. Vauxhall Underground Station and Overground Station (Victoria line and National Rail) are approximately 1 mile away. Stockwell Underground Station (Victoria and Northern Line) is approximately 0.4 miles away. The area is also well served with frequent bus services into Central London 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.



LETT ROAD. SW9
2 BEDROOM HOUSE

Approximate gross floor area
894 SQ.FT. / 83 SQ.M.



GROUND FLOOR 438 SQ.FT.

FIRST FLOOR 456 SQ.FT.

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