



Stockwell Park Road, SW9

£650,000 *Leasehold*

2  1  1 

A wonderful two-bedroom split level early Victorian period conversion located within the popular Stockwell Conservation area. EPC rating D

KEY FEATURES

- Desirable location
- Quiet street
- Split level
- Exceptionally spacious



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DESCRIPTION

Entering the property on the first floor, you are welcomed into a spacious hallway leading up to a generously sized kitchen and living room.

The kitchen is situated towards the rear of the property and offers an abundance of worktop space and storage. There is ample room for a dishwasher, washing machine and fridge freezer, as well as generous space for a dining table and chairs.

The bright and spacious living room overlooks Stockwell Park Road and down Stockwell Park Crescent. It provides plenty of room for a large sofa, coffee table, TV stand and additional freestanding furniture. Two large sash windows allow plenty of natural light to flood the room, creating a bright and welcoming living space.

Moving up to the second floor, you will find a landing and two well-proportioned double bedrooms and the family bathroom.

Both bedrooms are generous doubles and benefit from built-in wardrobes and shelving, providing excellent storage. Each room also features a sash window, with one bedroom positioned at the front of the property and the other overlooking the rear.

The bathroom comprises a power shower over the bath, WC, wash basin and additional storage.





MATERIAL INFO

Tenure: Leasehold

Term: 165 years from 6 February 2007 (145 years and 4 months)

Service Charge: £3,069.30 per annum (including £250 per annum Reserve Fund)

Ground Rent: peppercorn

Local Authority: Lambeth

Council Tax Band: E

EPC rating: D

PARKING

Permit parking

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Ultrafast

LOCATION

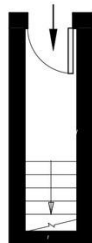
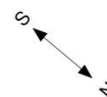
Stockwell Park Road can be found just off Clapham Road. The flat itself is located opposite entrance to Stockwell Park Crescent.

DIRECTIONS

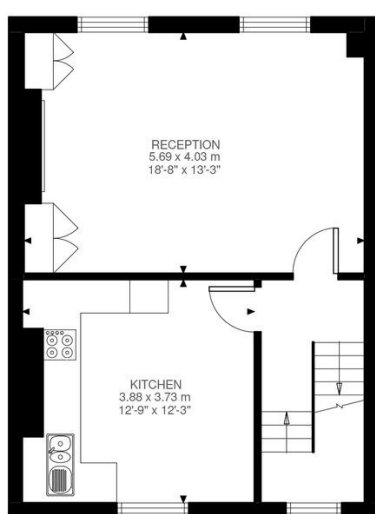
Stockwell Underground Station (Victoria and Northern Line) is 0.4 miles away, (approximately a 10-minute walk) The area is also served by frequent bus services into central London.

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.

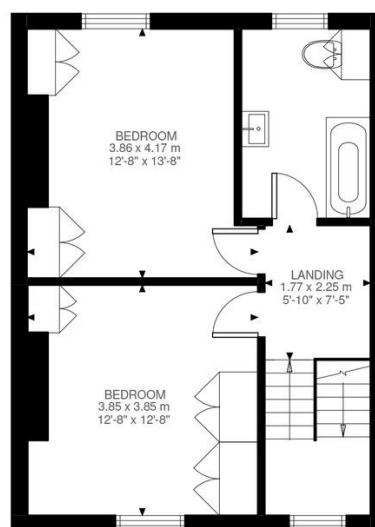
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Entrance To First Floor
32 ft²



First Floor
489 ft²



Second Floor
508 ft²

Stockwell Park Road, SW9
Approximate Gross Internal Area
95.56 SQ.M / 1029 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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