



## Percheron Court, London, SW9

£449,950 *Leasehold*



A wonderful two-bedroom flat on the first floor of this purpose-built block, located between Stockwell and Brixton. EPC rating C

### KEY FEATURES

- Great location
- Good transport links
- Juliet balcony
- Spacious
- Good condition



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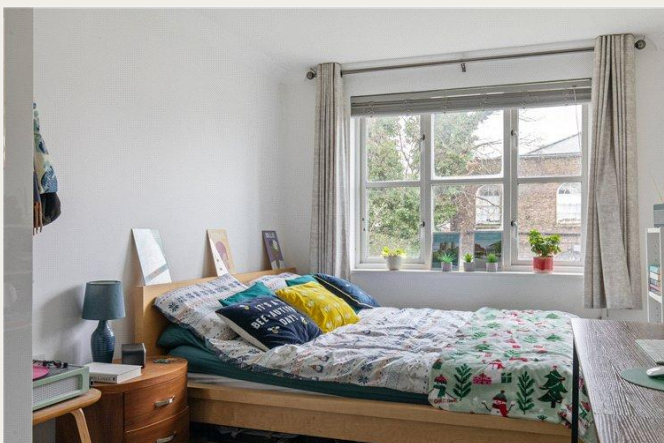
## DESCRIPTION

Upon entering the property on the first floor, you are welcomed by a spacious entrance hallway. To the right is the well-proportioned kitchen, which features an integrated oven and hob, ample worktop and storage space, and room for a fridge freezer and dishwasher.

The living room is generously sized, offering plenty of space for a sofa, coffee table, and additional free-standing furniture, as well as a dining table and chairs. The room is filled with natural light from double French doors that open onto a Juliet balcony.

The bathroom is fitted with a shower over the bath, wash basin, WC, large mirror, and a heated towel rail.

Both bedrooms are spacious doubles, each providing ample room for free-standing furniture.







## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 990 years from 14 June 2002 (966 years and 4 months)

**Service Charge:** £2,469 per annum (including £522 per annum Sinking Fund contribution) (2025/2026)

**Ground Rent:** peppercorn

**Local Authority:** Lambeth

**Council Tax Band:** D

**EPC rating:** C

## PARKING

Permit parking available through the Lambeth council

## UTILITIES

Electricity – mains connected

Water – mains connected

Heating – tbc

Sewerage – mains connected

Broadband – Superfast broadband

## LOCATION

Situated on Combermere Road which is found between Nealden Street and Hargwyne Street off Landor Road. There are an abundance of local amenities including supermarkets, shops and restaurants.

## DIRECTIONS

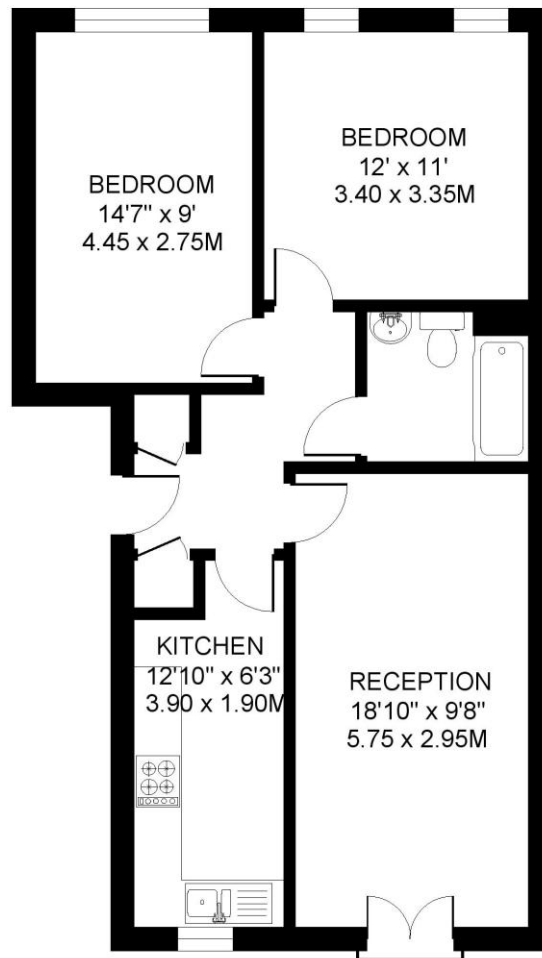
Brixton Underground and Overground Station are approximately 0.5 miles away. Clapham North Underground Station (Northern Line) and overground station is approximately 0.6 miles away. Stockwell Underground Station (Victoria and Northern Line) is approximately 0.5 miles away. Brixton Road and Stockwell Road have 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	80 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PERCHERON COURT. SW9  
2 BEDROOM FLAT

Approximate gross floor area  
671 SQ.FT / 62.3 SQ.M.



FIRST FLOOR

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