



Blair House, Stockwell Gardens Estate, London, SW9

£385,000 Leasehold

Winkworth are proud to present this spacious two-bedroom apartment only a stones throw from Stockwell underground station.

LOCATION

Blair House is located just off Stockwell Road and within a short walk of Stockwell Underground Station (Victoria & Northern Line); which offers easy access into the City and West End. Brixton Underground /Overground Stations are also less than a mile away.

DESCRIPTION

Winkworth are proud to present this spacious two-bedroom apartment only a stones throw from Stockwell underground station.

As you enter this charming apartment on the second floor you are greeted by a spacious hallway with the smaller of the two bedrooms on your left, and the bathroom on your right. There is also a large storage cupboard directly in front of you.

The smaller of the two bedrooms is still a great sized double with space for free-standing storage. The bathroom opposite has been finished with smart grey tiling throughout, and contains a bath with overhead shower, W.C., sink with storage below, and a heated towel rail.

The reception room is a great space with lots of natural light and plenty of room for a large L-shaped sofa, coffee table, TV unit, and separate dining table and chairs. It also benefits from lovely wooden flooring throughout.

Leading off the reception room is the kitchen – a very well laid out space with an abundance of storage, as well as an integrated gas hob with oven below and extractor fan above, a fridge/freezer, dishwasher, and space for a washing machine.

Finally the master bedroom, located off the reception room, is a great size with space for a king-sized bed and free-standing storage, as well as benefitting from fitted storage.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground Rent - £10.00 per annum

Service Charge - £2000.00 per annum

Council Tax Band - B

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected no meter

Heating – gas central heating

Sewerage – mains connected

Broadband – fibre

LOCAL AUTHORITY


London Borough Of Lambeth

TENURE

Leasehold - 125 years from 26 November 2001

DIRECTIONS

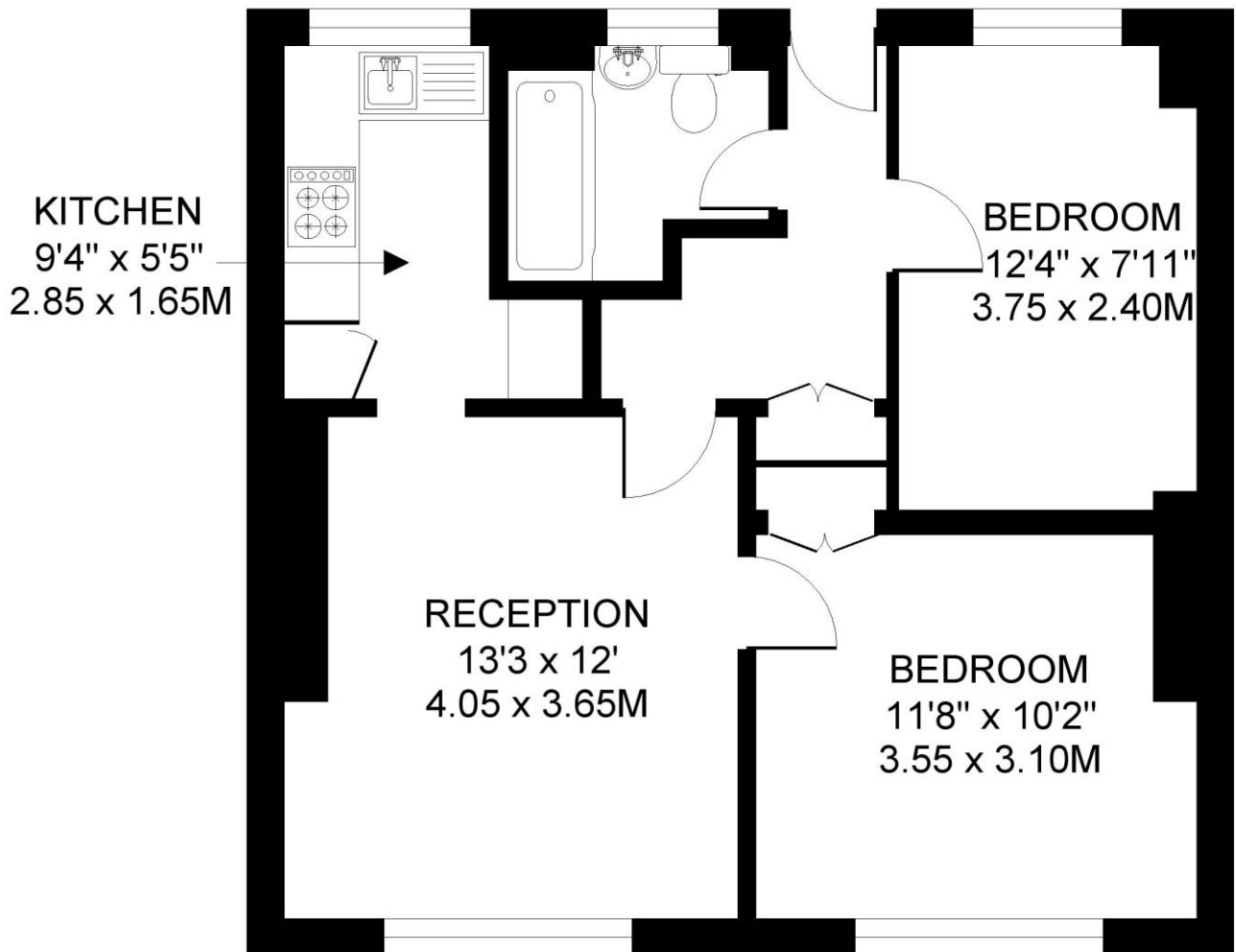
Stockwell Underground Station (Northern & Victoria Line) is just 0.2 miles away (approximately 5 minutes' walk). Brixton Overground and Underground Stations are just 0.7 miles away (approximately 15 minutes' walk). The area also benefits from a frequent bus service to the City, Central London & beyond.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



**BLAIR HOUSE. SW9
2 BEDROOM FLAT**

Approximate gross floor area
545 SQ.FT. / 50.6 SQ.M.



SECOND FLOOR

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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Floorplan produced for Winkworth by Floorplanners 07801 228850

Kennington | 020 7587 0600 | kennington@winkworth.co.uk