



## Grant House, London, SW9

£575,000 *Leasehold*

2  1  2 

A brilliant opportunity to purchase a contemporary two-bedroom, two-bathroom flat in The Printworks, an impressive modern, purpose-built development in Stockwell that offers good transport links into central London. EPC rating C

### KEY FEATURES

- Modern development with communal gardens
- Great location
- Lift for access
- Great public transport links at Stockwell and the Oval
- 837 SQ/FT



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## DESCRIPTION

Enter the flat on the second floor, and you are welcomed by a spacious hallway featuring attractive wooden flooring. To the right sits the bright and generously sized reception room where floor-to-ceiling windows flood the space with natural light and there is ample room for multiple sofas as well as a dining table and chairs, making this an ideal space for both relaxing and entertaining. The wooden flooring enhances the warm and inviting feel of the room.

Adjoined to the living room is the well-appointed kitchen, complete with granite worktops and a full range of modern integrated appliances, including a fridge/freezer, washer/dryer, dishwasher, electric hob with extractor, fan oven, and built in microwave.

The main bedroom also benefits from floor-to-ceiling windows, allowing plenty of natural light and pleasant views over the communal gardens below. The bedroom comfortably accommodates a king-size bed along with excellent built-in storage.

The ensuite shower room is partially tiled and comprises a walk-in standalone shower, heated towel rail, sink with storage, mirror and W/C.

The second bedroom is equally sizeable and provides ample space to accommodate a double bed with additional space for free-standing furniture. Built-in storage is also provided.

The modern family bathroom off the entrance hallway provides a bath with overhead shower, heated towel rail, sink with storage and mirror and W/C.





## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 999 years from 1 January 2007 (979 years and 11 months)

**Service Charge:** £4,088 per annum (including £582 per annum for the parking space)

**Ground Rent:** £350 per annum (subject to increase)

**Local Authority:** Lambeth

**Council Tax Band:** E

**EPC rating:** C

## PARKING

Secure underground parking space and bike storage.

## UTILITIES

Electricity – Mains connected

Water – Mains connected

Heating – Mains gas and biomass (communal)

Sewerage – Mains connected

Broadband – Ultrafast broadband

## LOCATION

The flat is located on Liberty Street, which is situated between Clapham Road and Brixton Road. Transport links are close by with Oval (Northern Line) and Stockwell (Northern and Victoria Line) Underground Stations offering fast routes into central London. There is also an abundance of local amenities close by such as local supermarkets, coffee shops, bars and restaurants as well as a gym. This is one of the most sought-after areas in Stockwell with local prestigious squares such as Durand Gardens, Albert Square and Stockwell Park Crescent nearby.

## DIRECTIONS

Stockwell (Victoria and Northern Line) and Oval (Northern Line) Underground Stations are approximately 0.5 miles away. The area is also well served by frequent bus services on Clapham Road and Brixton Road into the City.

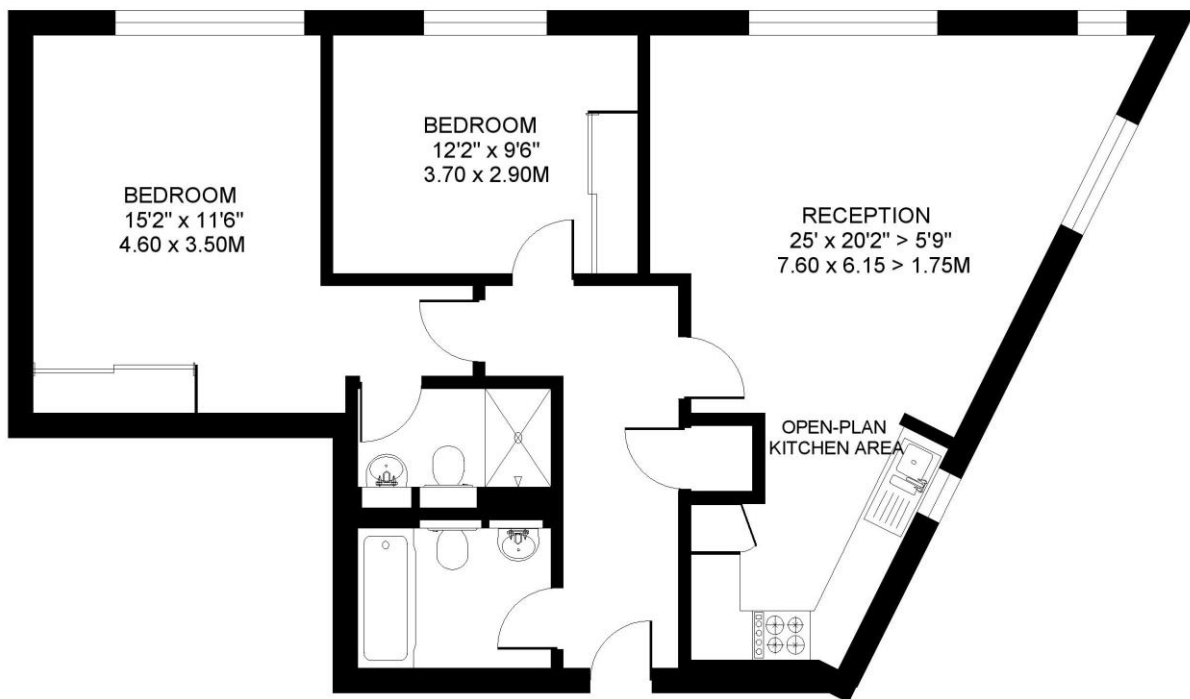
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GRANT HOUSE. SW9  
2 BEDROOM FLAT

Approximate gross floor area  
837 SQ.FT / 77.8 SQ.M.



SECOND FLOOR

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