

Stockwell Road, London, SW9

£450,000 Share of Freehold

This charming one-bedroom Victorian conversion on Stockwell Road is located within the Stockwell Park Crescent conservation area. The flat is on the raised ground floor and has high ceilings and period features. It comes with a large private garden and is situated only a short walk away from Stockwell Underground station. EPC rating C.

LOCATION

Stockwell Road is within a short walk to Stockwell Underground Station (Victoria and Northern Line), which offers easy access into the city, west end and beyond. It is also a short walk away from Brixton Village, which offers plenty of bars and restaurants.

DESCRIPTION

At the front of the flat is the large reception room, you immediately notice the wonderful ceiling height which is complemented by two large sash windows allowing in plenty of light given the South facing aspect. At the centre of the left wall is a stunning original fireplace, which is fully functional. This room offers plenty of space for a dining area, making it great for entertaining.

Semi open plan to the reception room is the recently refurbished kitchen, with a well thought out design with shaker style navy cabinets. It is equipped with a large range cooker, fridge/freezer and washing machine.

At the rear of the flat is the large double bedroom again with the high ceilings you have in the reception room. There is a large sash window with pleasant views over the gardens and plenty of storage in the built-in wardrobes.

Off the bedroom is the bathroom, this has also been recently refurbished with white and blue tiles on the walls. It comes with a shower over the bath, sink, w/c and built in storage.

From the back of the flat you can access the private garden, which is situated to the rear. This is a stunning space, with raised beds perfect for flowers but also a great spot to grow your own vegetables and herbs. There are mature trees and shrubs on the perimeter of the space making it very private. In the far right-hand corner is a shed offering great storage. Lastly, there is a wooden decked area, which is perfect for entertaining during the warmer months.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - Nil
£170 per month towards the sinking fund and building insurance
Ground Rent - Nil
Council Tax Band - C

UTILITIES

Electricity – mains connected
Gas –main connected
Water – mains connected
Heating – Gas central heating
Sewerage – mains connected
Broadband - Ultrafast Full Fibre Broadband

LOCAL AUTHORITY

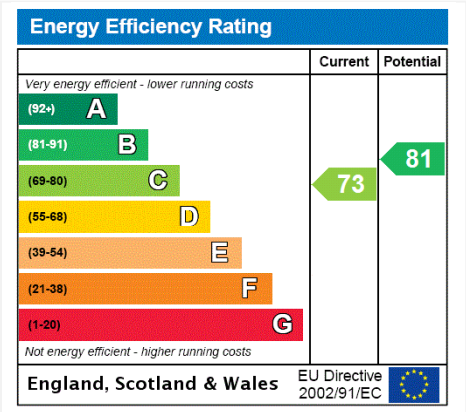
Lambeth

TENURE

Share of Freehold - 999 years from 24 June 1982

DIRECTIONS

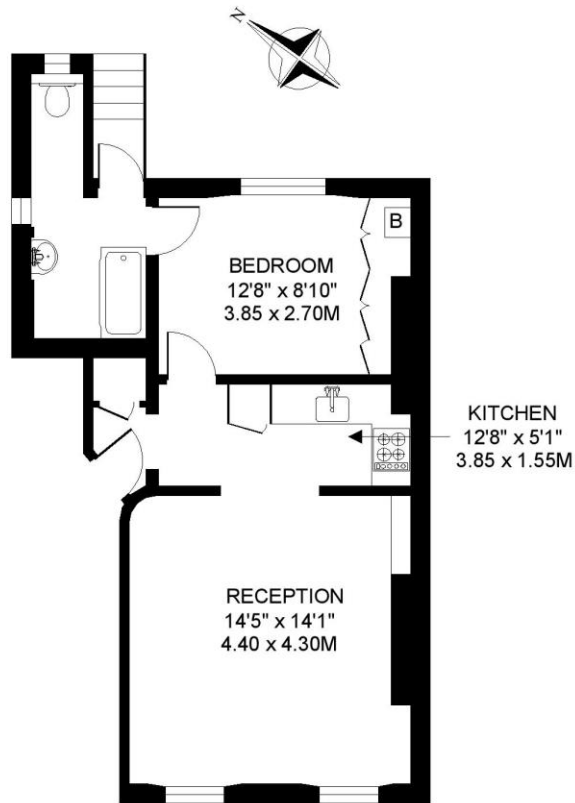
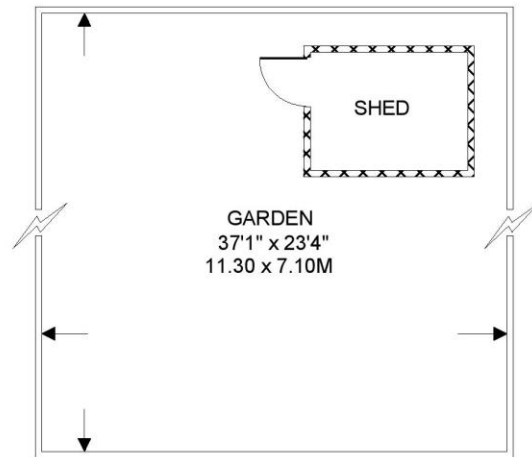
Stockwell Underground Station (Northern and Victoria Lines) is just 0.2 miles away (approximately 5 minutes-walk) Brixton Overground Stations are just 0.7 miles away. The area benefits from a frequent bus service to the city and West London.





STOCKWELL ROAD . SW9
1 BEDROOM FLAT

Approximate gross floor area
472 SQ.FT / 43.8 SQ.M.



RAISED GROUND 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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