



Liberty Street, London, SW9

Offers In Excess Of £400,000 *Leasehold*



A brilliant opportunity to purchase a contemporary one-bedroom flat in The Printworks, an impressive modern, purpose-built development that offers good transport links into Central London. EPC rating B

KEY FEATURES

- Modern
- Good location
- Lift
- Good transport links



Kennington

020 7587 0600 | kennington@winkworth.co.uk

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DESCRIPTION

Entering the flat on the third floor, you are welcomed by a spacious hallway featuring attractive wooden flooring throughout. To the right is the well-appointed kitchen, fitted with granite worktops and a full range of modern integrated appliances, including a fridge freezer, washing machine and dryer, dishwasher, electric hob with extractor, fan oven, and built-in microwave.

Continuing through the property, the bright and generously sized reception room is located on the right. Floor-to-ceiling windows flood the space with natural light and offer pleasant views over a lovely green area. There is ample room for a large sofa 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.

The master bedroom also benefits from floor-to-ceiling windows, allowing plenty of natural light, and comfortably accommodates a large double bed along with excellent built-in storage.

The bathroom is partially tiled and comprises a shower, heated towel rail, WC, and sink with vanity mirror.

Additionally, the property offers generous storage throughout, ideal for keeping household items neatly out of sight.





MATERIAL INFO

Tenure: Leasehold

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

Service Charge: £2,180 per annum

Ground Rent: £350 per annum (it doubles every 25 years, next increase to £700 in 2035)

Local Authority: Lambeth

Council Tax Band: D

EPC rating: B

PARKING

Residents parking permit available from the Lambeth council

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Ultrafast

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 and even 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.

DIRECTIONS

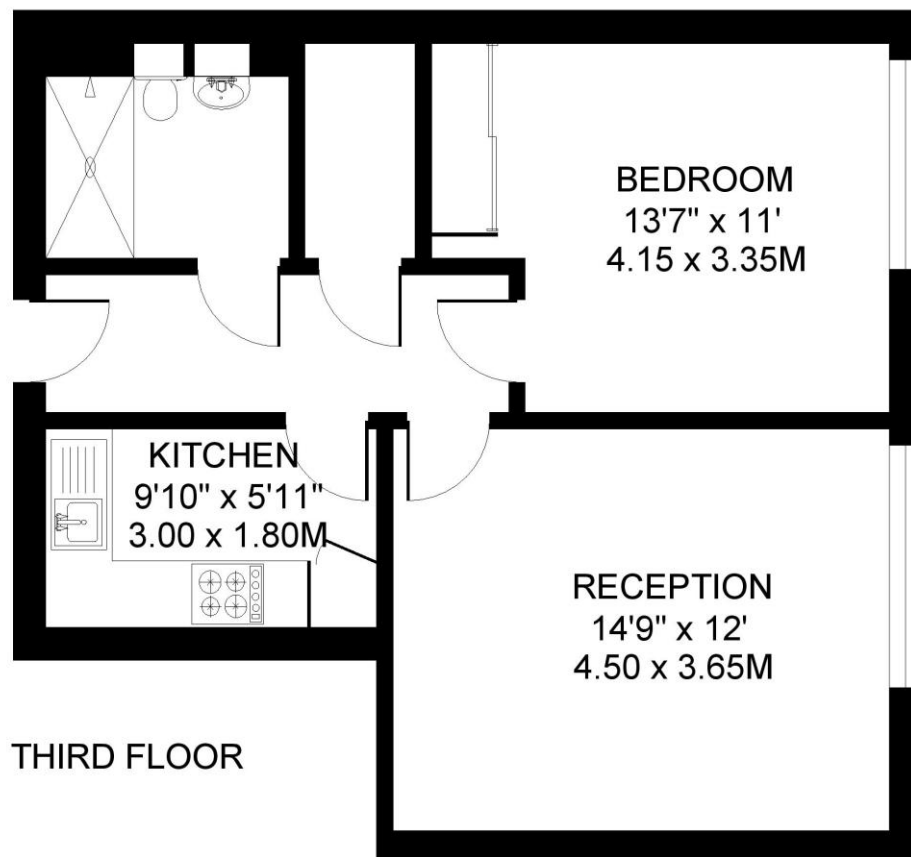
Stockwell (Victoria and Northern Line) and Oval (Northern Line) Underground Stations are approximately 0.5 miles away. The area is also well served by frequent bus services on Clapham Road and Brixton Road into the City.

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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GRANT HOUSE SW9
1 BEDROOM FLAT

Approximate gross floor area
523 SQ.FT / 48.6 SQ.M.



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