



Loughborough Road, London, SW9

£675,000 Leasehold

This is a fantastic opportunity to acquire a charming and well-presented split-level two-bedroom flat in a Victorian (Grade II Listed) converted building with a large near 40-foot private south-facing garden. EPC rating D

LOCATION

The flat is located on Loughborough Road, just off Brixton Road where there are a vast selection of coffee shops including Annapurna Café and Pipoca, both favourites amongst the locals, plus pubs and supermarkets nearby.

Myatt's Fields Park and Slade Gardens are only short walks away and provide perfect additional green space.

Excellent transport links are enjoyed with Stockwell Underground (Northern/Victoria), Brixton Underground (Victoria) and Loughborough Junction (Thameslink) all within walking distance.

DESCRIPTION

As you enter the flat on the lower ground floor via your own private entrance to the right-hand side of the building, you are immediately presented with a spacious hallway with large understairs storage. To the left, a wonderful modern bathroom featuring a large walk in rainfall shower, sink, heated towel rail, W.C. and space for additional storage.

Next to the bathroom, you will find a spacious bedroom with views out towards Loughborough Road providing copious amounts of space to accommodate a king-size bed with additional space reserved for free-standing furniture.

Behind sits another equally large bedroom, which offers pleasant views over the private garden to the rear. The bedroom also offers plenty of built in storage.

Moving upstairs and at the top of the half landing, there is a guest W.C. Up some further stairs and to your right you will find a fantastic modern eat in kitchen which is both light and airy thanks to the wonderful ceiling height. The kitchen features a large integrated fridge, freezer, electric fan-powered oven, gas hob, extraction, dishwasher and space for a washing machine. There is ample storage both above and below the kitchen units and plenty of space to accommodate a kitchen table.

Adjoined is the sitting room located at the front with beautiful high ceilings, with traditional cornicing and fireplace. The sitting room has a large window allowing plenty of light in. There is ample space for multiple sofas and other furniture.

The south facing garden, accessed from either the side of the property or the rear is not only large, but also private, peaceful and ideal for outdoor dining. The garden has been well landscaped with mature garden beds, rose bush and trees planted around its perimeter. A handy storage area is also accessible from the garden.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £633 per annum

Ground Rent - £10 per annum

Council Tax Band - D

PARKING

Residents' permit parking available.

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband - Ultrafast Broadband

LOCAL AUTHORITY

Lambeth

TENURE

Leasehold - 125 years from 4 June 1990

DIRECTIONS

Stockwell Underground Station (Victoria Line & Northern Line) is approximately 0.7 miles away.

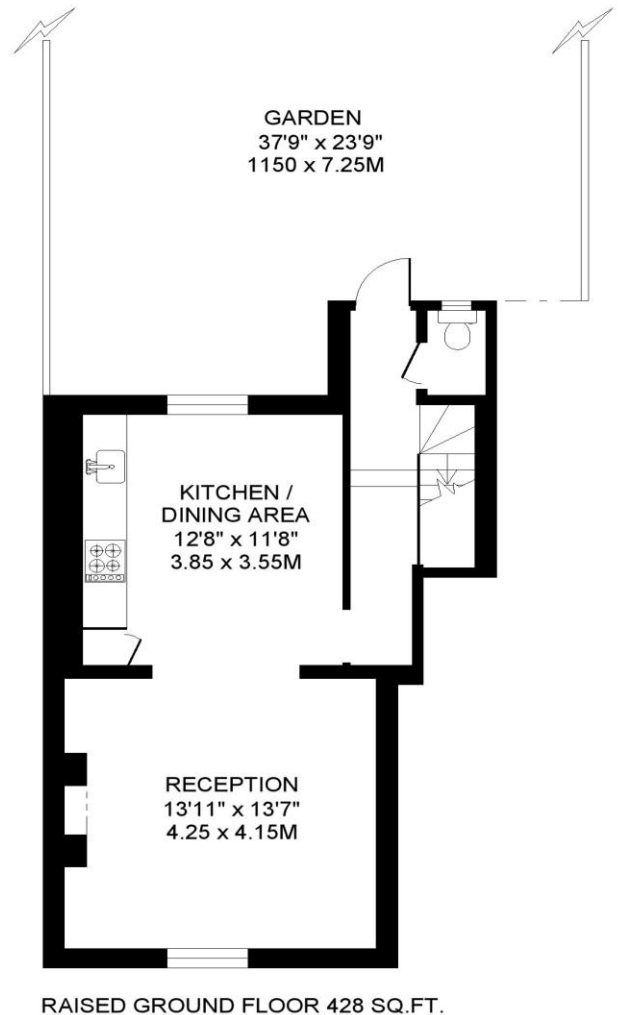
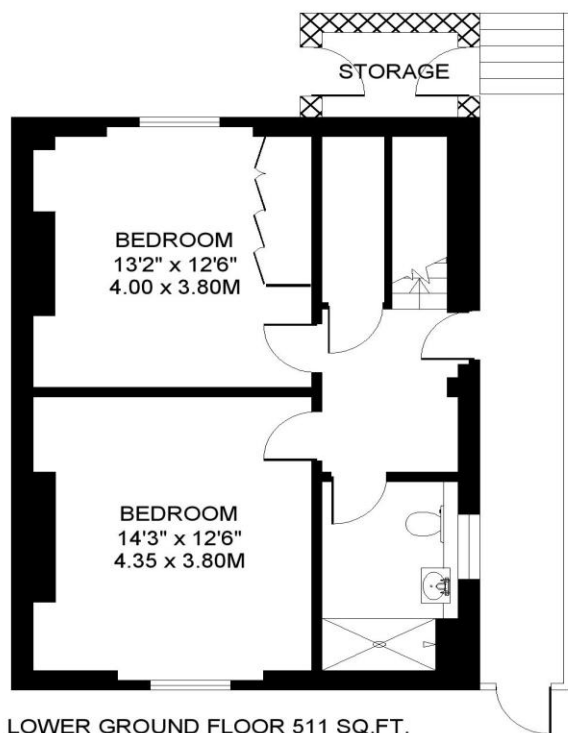
Brixton Underground/Overground Station (Victoria Line & National Rail) is approximately 0.7 miles away Loughborough Junction (National Rail) is approximately 0.6 miles away. The area is served well by frequent bus routes into Central London.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



LOUGHBOROUGH ROAD SW9
2 BEDROOM FLAT

Approximate gross floor area
939 SQ.FT / 87.2 SQ.M.
Plus 26 sq.ft. / 2.4 sq.m.



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Floorplan produced for Winkworth by Floorplanners 07801 228850

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