



South Lambeth Road, SW8

£549,950 *Share of Freehold*

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This well presented and arranged two-bedroom flat is situated on the second floor of a semi-detached Victorian conversion. Ideally located for Stockwell and Vauxhall underground Stations and within the South Lambeth Road conservation area. EPC rating D

KEY FEATURES

- Excellent transport links
- Good natural light
- Spacious
- Good condition



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DESCRIPTION

Upon entering the flat on the second floor of this attractive Victorian conversion, you are welcomed into a spacious hallway providing access to all rooms. The property benefits from excellent natural light throughout, enhanced by its dual-aspect layout.

Directly ahead is the reception room, a generous and versatile space with ample room for a dining table, sofas, and additional freestanding furniture. The room is flooded with natural light from two large sash windows. Adjacent to this is the kitchen, which is well equipped with a gas hob and extractor fan, built-in oven, stainless steel sink, and space for a fridge freezer.

Along the hallway is the tiled bathroom, fitted with a bath and overhead shower, WC, wash basin, and a useful storage cupboard. The two bedrooms are positioned at the rear of the flat and can both comfortably accommodate double beds. The principal bedroom further benefits from built-in bookshelves, space for additional freestanding furniture, and attractive views across the rear gardens.





MATERIAL INFO

Tenure: Share of Freehold

Term: 999 years from and including 11 November 2019 (992 years and 10 months)

Service Charge: £900 per annum

Ground Rent: NA

Local Authority: Lambeth

Council Tax Band: D

EPC rating: D

PARKING

On-street parking is available from Lambeth Council

UTILITIES

Electricity – Mains

Water – Mains

Heating – Gas

Sewerage – Mains

Broadband – Ultrafast broadband

LOCATION

This period flat is located just minutes away from Stockwell Station, Little Portugal, which provides a selection of fun tapas bars and the soon to be Northern Line Extension stop on Wandsworth Road.

DIRECTIONS

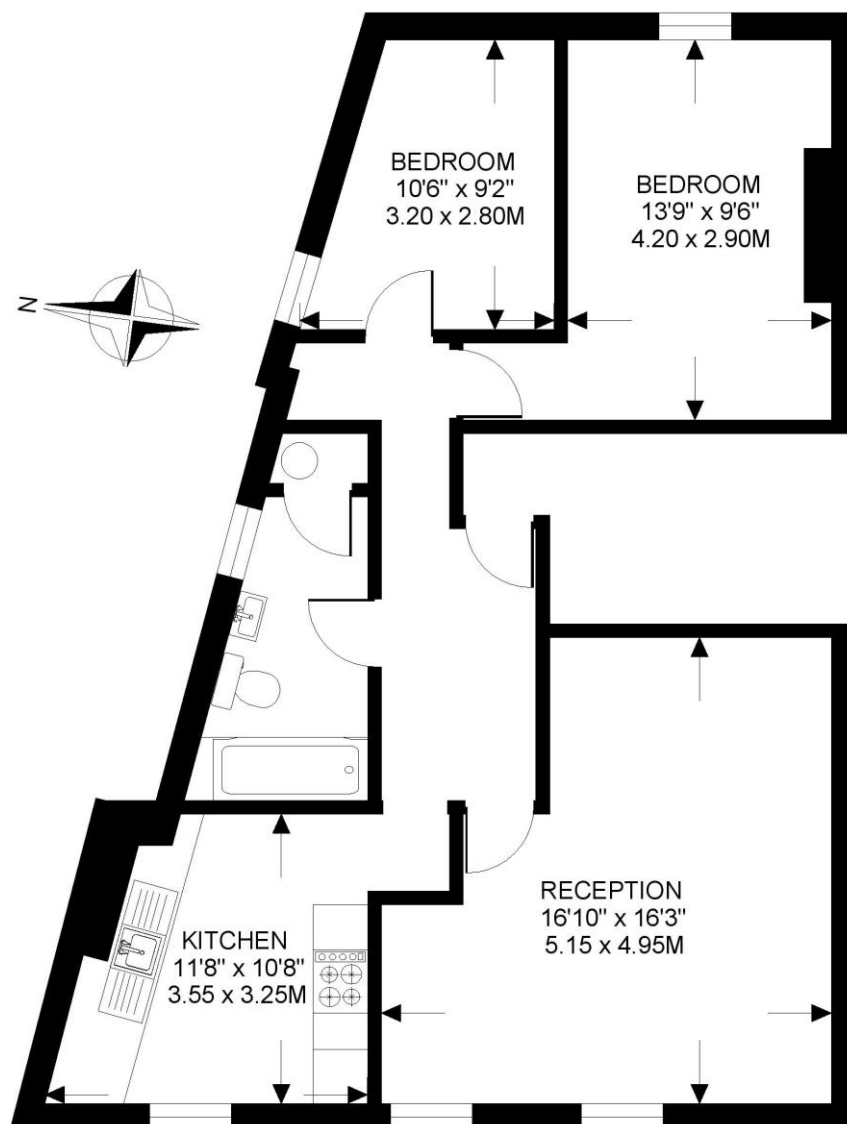
Stockwell Underground Station (Victoria & Northern Line) is approximately 0.4 miles away. Vauxhall Overground/Underground Station (National Rail & Victoria) are approximately 0.9 miles away.

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		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

SOUTH LAMBETH ROAD. SW8
2 BEDROOM FLAT

Approximate gross floor area
737 SQ.FT / 68.5 SQ.M.



SECOND FLOOR

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