



Dalyell Road, SW9

Offers In Excess Of £600,000 *Share of Freehold*



An exciting opportunity to acquire this generously proportioned split-level flat, requiring modernisation throughout. The property presents an ideal project for buyers looking to put their own stamp on a property. EPC rating D

KEY FEATURES

- Good transport links
- Popular location
- Quiet street



Kennington

020 7587 0600 | kennington@winkworth.co.uk

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DESCRIPTION

Entering the property on the first floor, you are welcomed into a hallway with a short flight of steps leading up to the first bedroom. This well-proportioned double bedroom offers ample space for freestanding furniture.

Also on this level is the family bathroom, a good-sized suite comprising a bath with shower over, wash hand basin, and WC.

Ascending another short flight of steps, you will find a generously sized kitchen to the left. Adjacent is a large reception room, providing ample space for both a living and dining area, a fantastic room with great potential to become the heart of the home.

Continuing up a further set of steps, you reach the upper level where there is access to a flat roof. This level also accommodates two additional bedrooms, both of which are generous doubles.





MATERIAL INFO

Tenure: Share of Freehold

Term: 189 years from and including 24 June 1986 to and including 23 June 2175 (149 years and 4 months)

Service Charge: £1,569.42 per annum

Ground Rent: Nil

Local Authority: Lambeth

Council Tax Band: D

EPC rating: D

PARKING

Residential parking permit

UTILITIES

Electricity – Mains connected

Water – Mains connected

Heating – Gas central heating

Sewerage – Mains connected

Broadband – Ultrafast Broadband

LOCATION

Dalyell Road is located just off Stockwell Road in close proximity to Stockwell Green. There is an abundance of local amenities including supermarkets, shops and restaurants.

DIRECTIONS

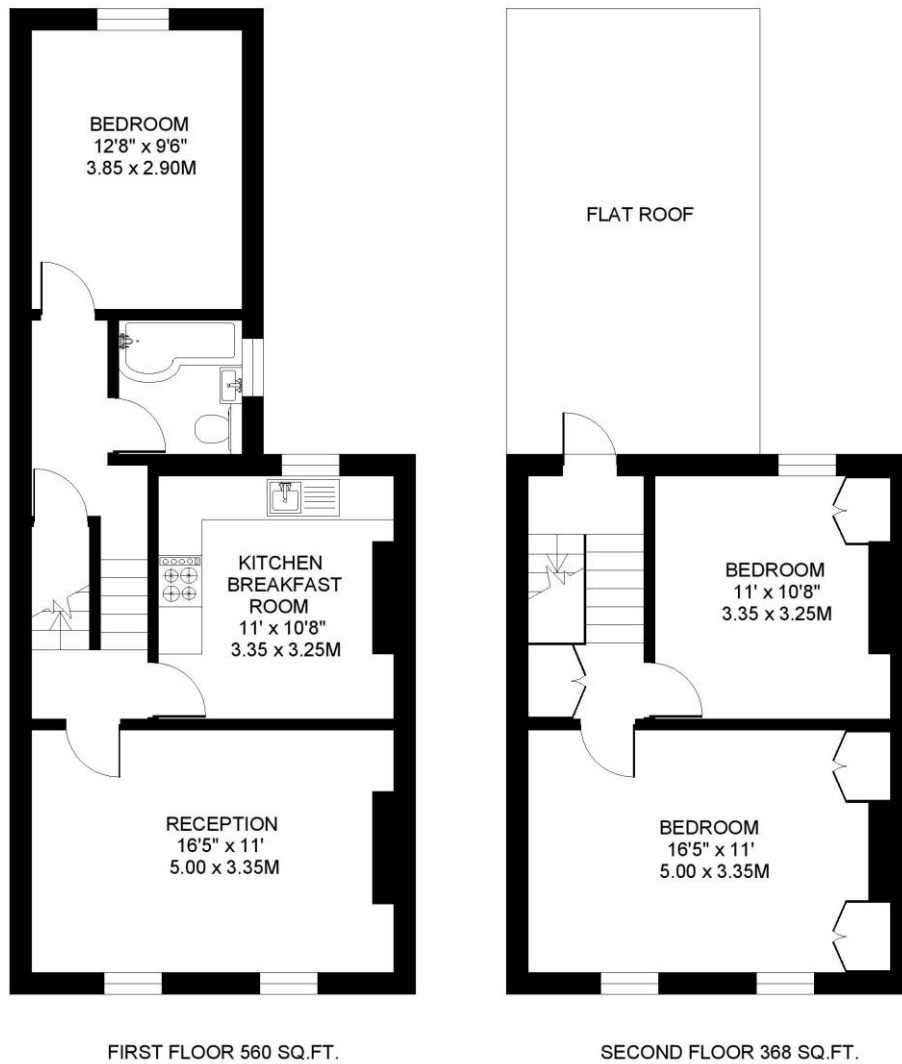
Brixton Overground & Underground Station (Victoria Line & National Rail) are approximately 0.4 miles away. Stockwell underground Station (Victoria & Northern Line) 0.5 miles away, Clapham North (Northern Line) 0.6 miles away. The area is also well served with bus routes into Central London.

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 |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

DALYELL ROAD. SW9
3 BEDROOM FLAT

Approximate gross floor area
928 SQ.FT / 86.2 SQ.M.



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for every step...

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