



Stambourne House, London, SW8

£525,000 Leasehold

Winkworth are proud to present this charming split-level two bedroom apartment located on the second and third floor, benefiting from a lovely private balcony. The current owner is in the process of extending the lease

LOCATION

Stambourne house is located on Lansdowne Way, which connects South Lambeth Road to Wandsworth Road. There is a wealth of local amenities in the vicinity to include local supermarkets, multiple gyms, restaurants, shops, bars and gastro pubs.

DESCRIPTION

As you enter the property on the second floor you will find a spacious kitchen on your right, with an open view out onto the reception room. The kitchen has an abundance of storage and worktop space, as well as an integrated gas hob with extractor above and oven below, fitted dishwasher and space for a fridge and washing machine.

The reception space is a bright and spacious with fitted storage units, lovely wooden flooring throughout and a large window letting in ample light. From this room you can also access the balcony through a glass door. There is ample space for a large sofa, coffee table, and a TV unit.

Leading off the reception room is a separate dining space with room for a dining table and chairs. This room benefits from glass sliding doors leading out to the balcony.

The balcony is very private and perfect for a small table and chairs.

The third floor comprises two equal bedrooms, both great sizes and easily accommodating double beds, whilst benefitting from fitted storage.

Between the bedrooms is the bathroom containing a bath with overhead shower and a sink. Next to the bathroom is a separate W,C.

This property is eligible for a specific off street estate parking permit, as well as an on street borough parking permit

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SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground Rent - £10.00 per annum

Service Charge - £1,864.00 per annum building insurance included

Council Tax Band - C

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected with meter

Heating – gas central heating

Sewerage – mains connected

Broadband – fast fibre available

LOCAL AUTHORITY

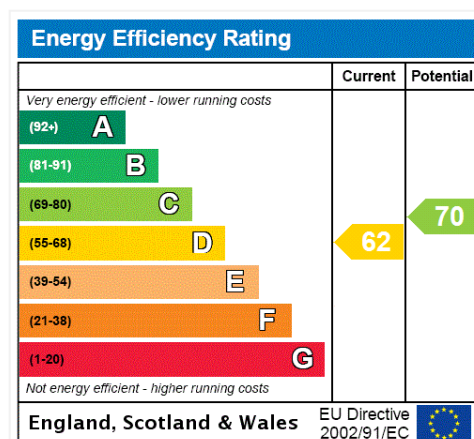
Lambeth

TENURE

Leasehold - 125 years from 18 July 1983 (84 years) - vendors extending

DIRECTIONS

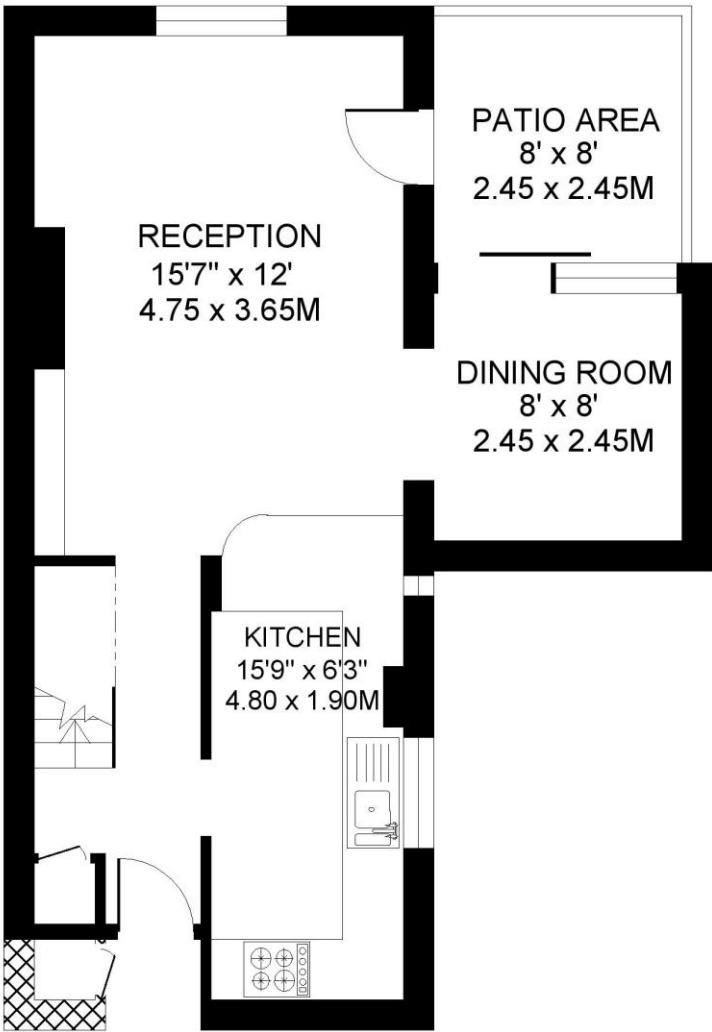
Stockwell Underground Station (Northern & Victoria Line) is approximately 0.2 miles away. Nine Elms station 0.6 miles away. Vauxhall Overground and Underground Stations (National Rail, Victoria Line & Riverboat services) are approximately 0.9 miles away. The area is also well served with bus routes into and beyond Central London. There are also a number of Santander Cycle Docking Stations close by.



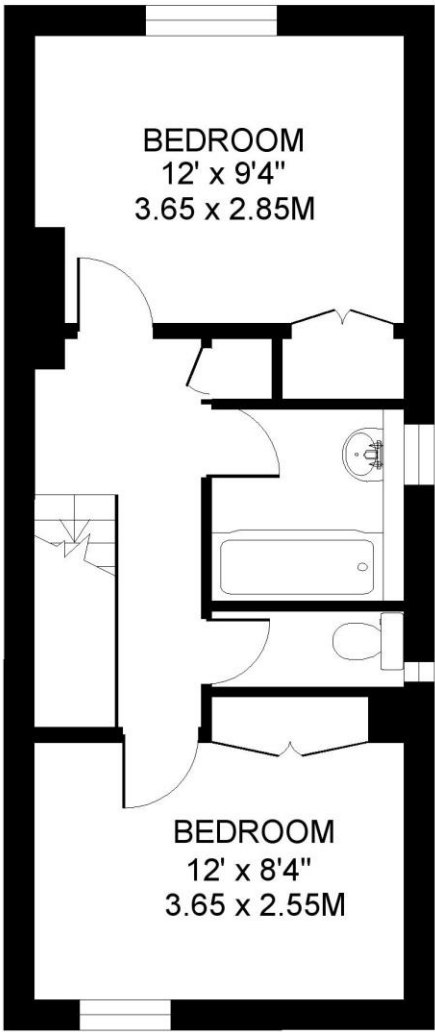


STAMBORNE HOUSE SW8
2 BEDROOM HOUSE

Approximate gross floor area
809 SQ.FT. / 75.1 SQ.M.



SECOND FLOOR 434 SQ.FT.



THIRD FLOOR 375 SQ.FT.

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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Floorplan produced for Winkworth by Floorplanners 07801 228850

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