



Aigburth Mansions, Hackford Road, London, SW9

£575,000 Share of Freehold

A superb two-bedroom share of freehold flat in the heart of Oval on Hackford Road. This stunning flat sits on the top floor of a fabulous mansion block within a quiet residential area.

LOCATION

Aigburth Mansions resides on the North end of Hackford Road tucked away and in close proximity to Oval Station. Both Clapham and Brixton Road run parallel on either side, where local amenities, such as café, restaurants, local shops, and Kennington Park, a fantastic space to escape from busy lifestyles.

DESCRIPTION

This wonderful flat consists of two bedrooms, one bathroom, a kitchen and a large reception room.

The master bedroom is a great size and can easily fit a king size bed. Large built-in wardrobes along the internal bedroom wall making for great storage.

The second bedroom can fit a double bed and a desk ideal for those working from home. The bedroom also has a built in wardrobe.

The bathroom has a patterned floor as well as white tiles along the walls to give a clean look. A walk-in shower fits comfortably in the space next to a w/c, sink and heated towel rail.

The kitchen sits at the back of the flat and makes for a wonderful space with a great view over gardens and greenery. The kitchen is made up of a large 'l' shaped countertop, with plenty of storage including a pantry and a working fireplace. The space is equipped with gas hob and oven, a fridge freezer along with space for a dishwasher and washing machine.

The reception room at the front of the flat is a great size and can comfortably fit two sofas, a coffee table and an armchair. Built-in storage can be found on either side of the chimney breast where there is also another working fireplace.

Resident's parking can be obtained on the street.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground Rent - Peppercorn

Service Charge - £1,440.00 per annum (£720 pa building insurance, £48 hallway cleaning, £48 communal lighting, £624 goes into a sinking fund)

Council Tax Band - D

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – mains connected

Sewerage – mains connected

Broadband – Fiber

LOCAL AUTHORITY

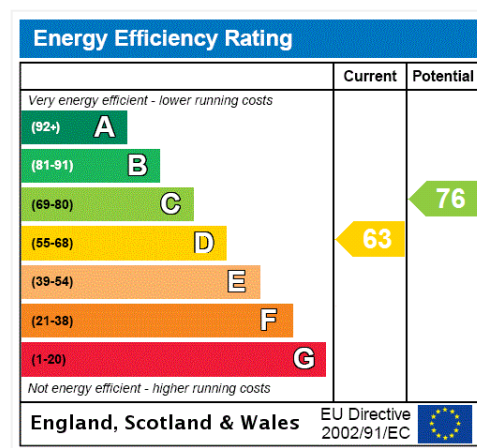
Lambeth

TENURE

Share of Freehold - 999 years from 30 June 2017

DIRECTIONS

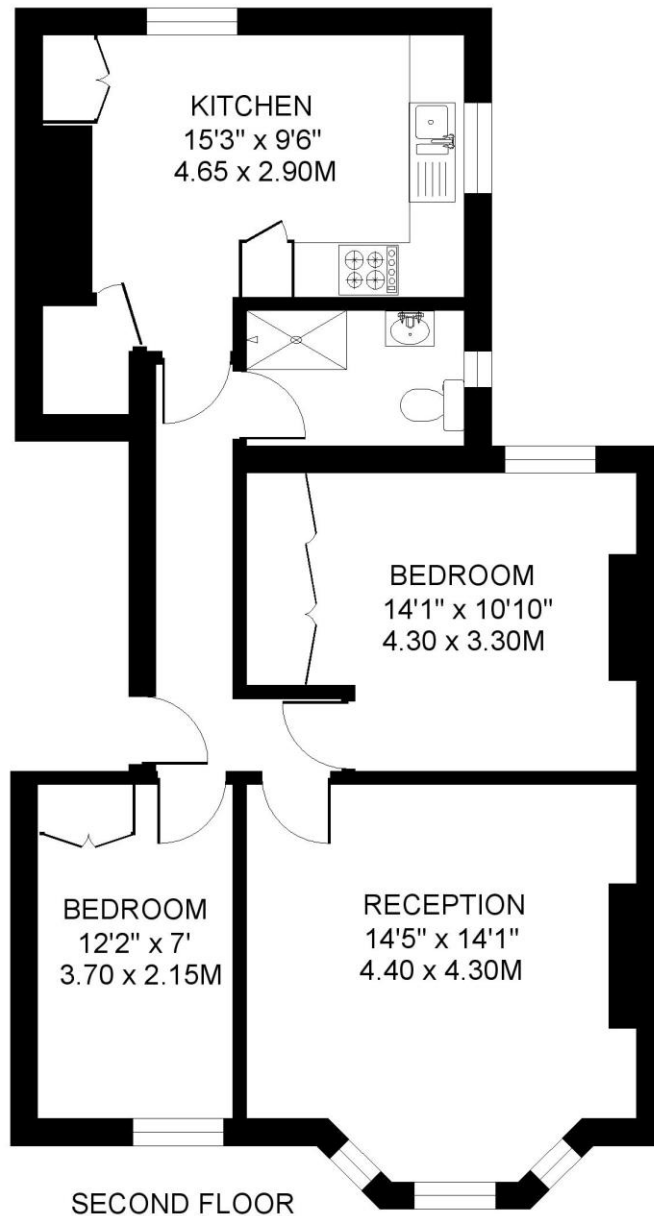
Oval Underground Station (Northern Line) is also approximately 0.4 miles away. Stockwell Underground Station (Victoria & Northern Line) is approximately 0.6 miles away. The area also offers a frequent bus service from Both Brixton Road and Clapham Road into Central London and the city.





**AIGBURTH MANSIONS SW9
2 BEDROOM FLAT**

Approximate gross floor area
708 SQ.FT. / 65.7 SQ.M.



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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