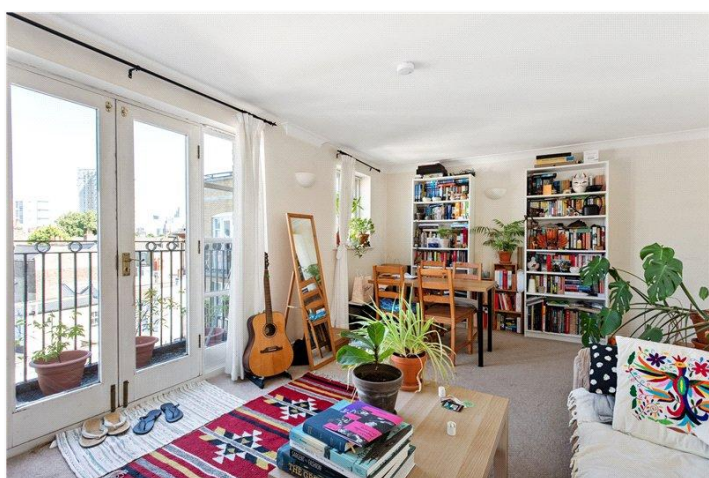




Draymans Court, Stockwell Green, London, SW9

£319,950 Leasehold

A brilliant opportunity to acquire a well-maintained one bedroom flat; with access to a communal garden, gym and secure parking set within a gated development. EPC rating C

LOCATION

Draymans Court is on Stockwell Green, which is just off Stockwell Road and in between Stockwell and Brixton Underground Stations. There is much to do in this vibrant part of town, from going to the local skate park, to having some food in Pop Brixton. There are also several local amenities, which include local supermarkets, pubs and cafes.

DESCRIPTION

The reception room is straight ahead of you when you enter the flat and offers a generous amount of space, easily accommodating a large sofa, coffee table, and dining table with chairs. It also provides direct access to a private balcony—an ideal spot to enjoy your morning coffee or unwind in the evening.

The separate kitchen is well-appointed, featuring an integrated fridge freezer, dishwasher, and washer dryer. It’s equipped with an electric hob, extractor fan, and oven, along with ample cupboard space for cookware, utensils, and everyday essentials.

The bedroom is bright and spacious, with room for a large double bed and the added benefit of built-in storage, helping to keep the space neat and organised.

The bathroom is a fully tiled, modern suite, comprising a bath with overhead shower, W.C., basin, and a vanity mirror with storage behind. Residents of the building also enjoy access to a fully equipped on-site gym and daytime concierge service. The property further benefits from a secure private parking space and extensive built-in storage throughout.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £4,561 per annum (inc. Reserve Fund)
Ground Rent - £140 (2025) then £280 in 2026, it will then double every 25 years so £560 in 2051 and so on.
Council Tax Band - C

PARKING

Off-street parking is available from Lambeth Council

UTILITIES

- Electricity – mains connected
- Water – mains connected
- Heating – gas central heating
- Sewerage – mains connected
- Broadband – ultrafast broadband

LOCAL AUTHORITY

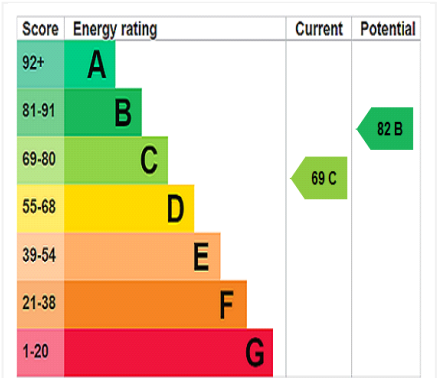
Lambeth

TENURE

Leasehold - 125 years from 25 March 2001

DIRECTIONS

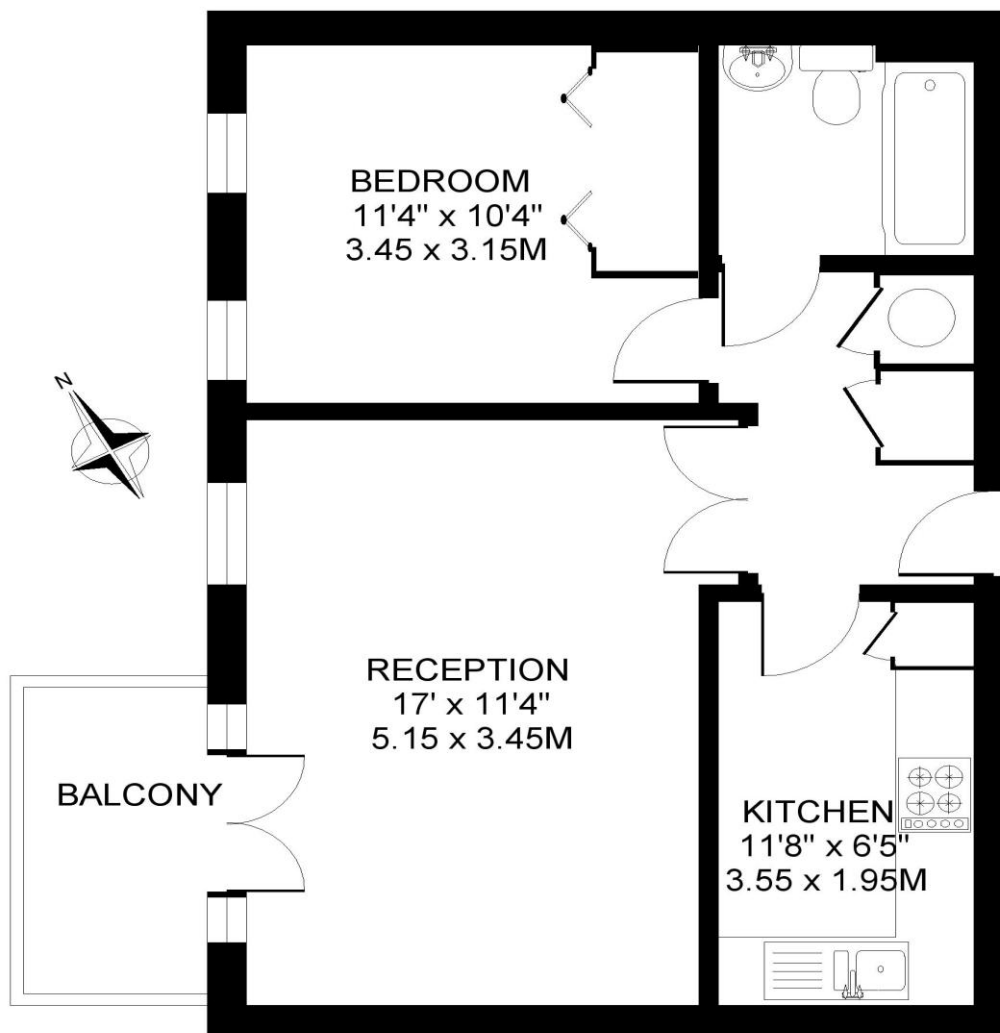
Stockwell Underground Station (Victoria & Northern Line) is approximately 0.4 miles away. Brixton Underground Station is approximately 0.4 miles away. The area is also well served by buses into the City, West End and beyond.





DRAYMANS COURT. SW9
1 BEDROOM FLAT

Approximate gross floor area
505 SQ.FT / 46.9 SQ.M.



THIRD FLOOR

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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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