



Handforth Road, London, SW9

£475,000 *Leasehold*

2  1  1 

A well-presented two-bedroom flat on the second floor of this charming Victorian conversion ideally located in Oval. EPC rating C

KEY FEATURES

- Located on a quiet street
- Good transport links
- Period property



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DESCRIPTION

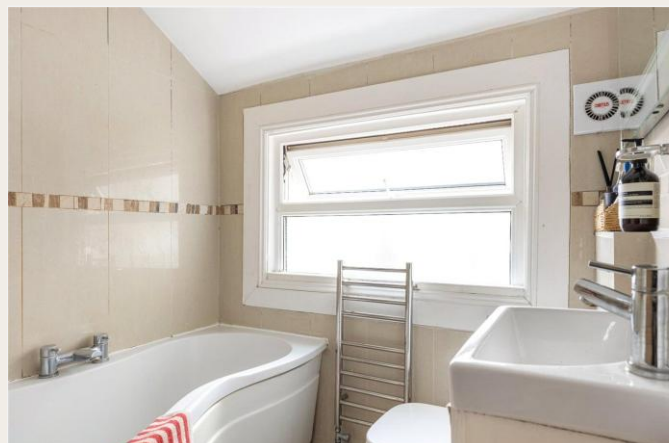
Entering the flat on the second floor, to the rear of the property you have the master bedroom, this is a good-sized double with space for storage and free-standing furniture.

The bathroom is also at the rear of the property and comprises a shower over bath, sink with additional storage, a w/c and a heated towel rail.

At the front of the property you have second bedroom which is currently being used as a study, this can also fit a double bed and free-standing furniture, both rooms have plenty of natural light.

The open plan kitchen and living room is at the front of the property overlooking the street, the living room has enough space for a large sofa, coffee table, tv stand and a dining table and chairs, this is a great area to relax in the evening.

The kitchen has lots of storage and worktop space, there is an electric oven and gas hob, space for a washing machine and fridge freezer.





MATERIAL INFO

Tenure: Leasehold

Term: 125 years from 7 September 2020 (119 years and 0 months)

Service Charge: approximately £500 per annum

Ground Rent: £150 per annum (subject to increase)

Local Authority: Lambeth

Council Tax Band: C

EPC rating: C

PARKING

Residents parking permit

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – ultrafast

LOCATION

You will find the property on Handforth Road; a quiet residential street nestled between Offley Road and Crewsdon Road. Wonderfully located to enjoy all local amenities Oval has to offer.

DIRECTIONS

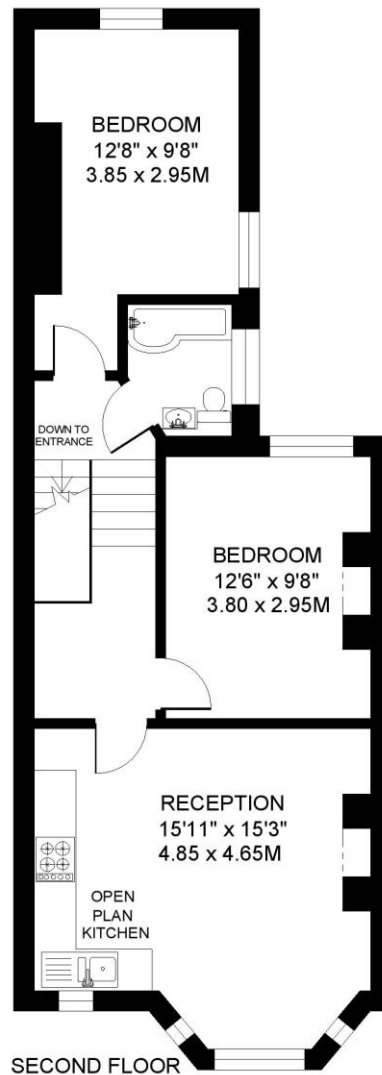
Oval Underground Station (Northern Line) is 0.3 miles away (approximately a 6 minute walk), Vauxhall Station (Victoria Line & National Rail) is 0.9 miles away (approximately a 15–20-minute walk). The area is well served with bus routes into central London.

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	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HANDFORTH ROAD SW9
2 BEDROOM FLAT

Approximate gross floor area
619 SQ.FT / 57.5 SQ.M.



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