



Guildford Road, London, SW8

£425,000 Leasehold

A fantastic one-bedroom flat with its own private front door, set on the first floor of an early Victorian building in the desirable Lansdowne Gardens Conservation Area. EPC rating C

LOCATION

Ideally located just a short walk from Stockwell Underground Station, offering access to both the Northern and Victoria lines, ensuring an easy commute to the City and West End. The property is also conveniently close to the exciting regeneration of Nine Elms, with Nine Elms Underground Station (Northern Line) just a brief walk away.

DESCRIPTION

Accessed via its own private front door at street level; a rare and desirable feature, this flat offers a real sense of privacy and space. Upon entry at the raised ground level, you’re welcomed by a hallway with a large storage area, ideal for storing bikes and other belongings.

Upstairs, to the rear of the property, is a charming bathroom fitted with a shower over bath, WC, sink, and a window allowing for natural ventilation and light. Adjacent to this is a generous double bedroom, featuring built-in storage and a sash window with lovely views over the communal gardens.

At the front of the flat, the open-plan kitchen and reception area benefit from excellent ceiling height, enhancing the sense of space and light. The modern kitchen is fitted with sleek white units, wooden worktops, a built-in gas hob and oven with extractor fan, and space for a large fridge freezer and washing machine.

The adjoining reception area features attractive wooden flooring, space for both a sofa and dining table, and built-in shelving and cupboards on either side of the chimney breast. A large sash window floods the room with natural light, creating a warm and inviting atmosphere.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £733 per annum
Ground Rent - £20 per annum
Council Tax Band - C

PARKING

Residents permit from Lambeth council.

UTILITIES

Electricity – mains connected
Water – mains connected
Heating – electric heating
Sewerage – mains connected
Broadband – ultrafast broadband

LOCAL AUTHORITY

Lambeth

TENURE

Leasehold - 125 years from 15 February 1988.
The vendor is in the process of renewing the lease by a further 90 years.

DIRECTIONS

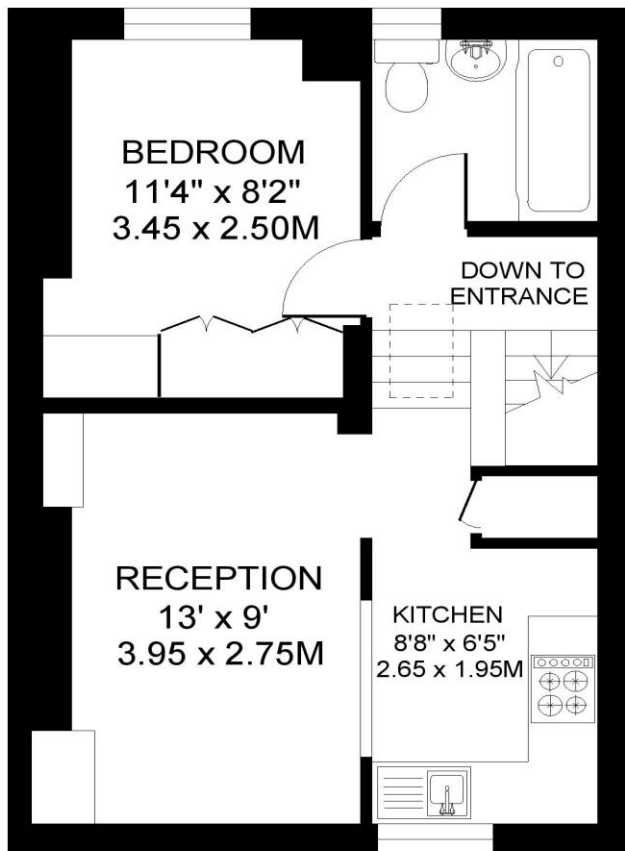
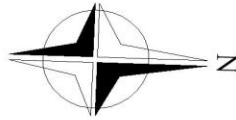
Stockwell underground Station (Victoria and Northern Lines) is 0.4 miles away, Nine Elms Underground Station (Northern Line) is 0.4miles away, and Vauxhall BR/Underground is 0.7 miles away. Both South Lambeth Road and Wandsworth Road are well served by frequent bus services into central London.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

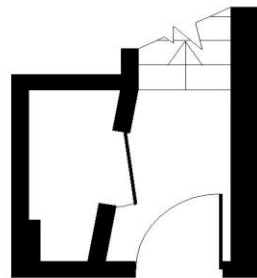


GUILDFORD ROAD SW8
1 BEDROOM FLAT

Approximate gross floor area
421 SQ.FT / 39.1 SQ.M.



FIRST FLOOR 385 SQ.FT.



GROUND FLOOR
ENTRANCE 36 SQ.FT.

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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.

Kennington | 020 7587 0600 | kennington@winkworth.co.uk