Printers Road, SW9

£1,100,000 *Leasehold*

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An excellent opportunity to acquire a contemporary three-bedroom house, arranged over four floors with secure underground parking. EPC rating C

KEY FEATURES

- Bright and airy
- Excellent transport links
- Modern House
- Good condition
- Private Parking

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Winkworth

DESCRIPTION

Upon entering the property at ground floor level, you are welcomed into a generous and well-proportioned entrance hall, which provides access to the reception room and a guest WC. The reception room is bright and spacious, featuring floor-to-ceiling windows that flood the room with natural light and offer direct access to the garden.

The lower ground floor hosts an expansive sitting/dining room, finished to an exceptional standard and ideally suited for both relaxing and entertaining. This space is filled with natural light and flows seamlessly into the sleek, contemporary kitchen. Thoughtfully designed, the kitchen is equipped with high-specification appliances including a double fridge freezer, dual electric fan ovens, a large gas hob with extractor, dishwasher and washing machine. Ample cabinetry and a breakfast bar complete the space.

From the lower ground floor there is access to the lower section of the south-facing garden. The patio creates a wonderful setting for entertaining, complete with an outdoor preparation area ideal for barbecues. Steps lead up to the upper garden level, offering additional space for sun loungers and outdoor furniture.

On the first floor are two well-sized double bedrooms, each benefiting from its own en-suite bathroom and built-in storage. Both rooms comfortably accommodate double beds. One en-suite comprises a walk-in shower, WC and basin, while the larger en-suite features a bath with shower, WC and basin.

The second floor is dedicated to the spacious principal bedroom, a light and elegant room with ample built-in storage and space for a king-size bed. The stylish en-suite bathroom includes a walk-in shower, WC and basin, all finished with contemporary tiling. This floor also benefits from access to a private roof terrace, an ideal spot for morning coffee or evening relaxation.

Further benefits include secure underground parking.
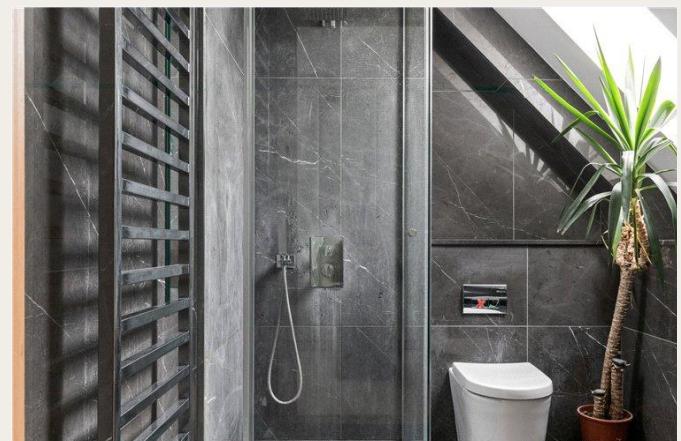
MATERIAL INFO

Tenure: Leasehold

Term: 999 years from 1 January 2007 (979 years and 11 months)

Service Charge: £4,098 per annum (inc. £581.80 per annum Service Charge for underground parking space and approx. £95 per annum Sinking Fund) (2026)

Ground Rent: £350 per annum (subject to increase)

Local Authority: Lambeth

Council Tax Band: F

EPC rating: C

PARKING
Two spaces one underground and one off-street parking

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

LOCATION
The property is located on Printers Road, a private road within the Freemans Printworks development, a short walking distance from Stockwell and Oval Underground Stations.

DIRECTIONS
Oval Underground Station (Northern Line) is approximately 0.5 miles away. Vauxhall Underground Station and Overground Stations (Victoria and National Rail) are approximately 1 mile away. Stockwell Underground Station (Victoria and Northern Line) is approximately 0.4 miles away. The area is also well served with frequent bus services into Central London and beyond.

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		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
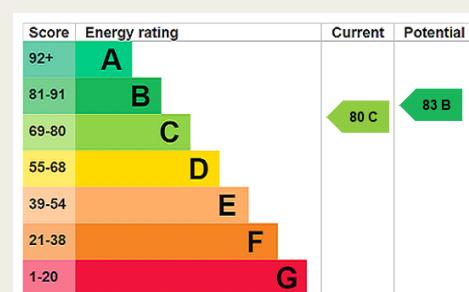
PRINTERS ROAD. SW9
3 BEDROOM HOUSE

Approximate gross floor area
1671 SQ.FT / 155.2 SQ.M.

BEDROOM
19'2" x 12'6"
5.85 x 3.80M

ROOF TERRACE
6'7" x 17'10"
2.00 x 5.45M

SECOND FLOOR 326 SQ.FT.

GARDEN
6'11" x 18'
2.10 x 5.50M

PATIO
7'7" x 17'5"
2.30 x 5.30M

KITCHEN /
DINING ROOM
28'1" x 16'10"
8.55 x 5.15M

RECEPTION
17'3" x 16'11"
5.25 x 5.15M

BEDROOM
14'3" x 10'
4.35 x 2.95M

BEDROOM
12'6" x 8'8"
3.80 x 2.65M

LOWER GROUND FLOOR 469 SQ.FT.

GROUND FLOOR 418 SQ.FT.

FIRST FLOOR 458 SQ.FT.

UNDERGROUND PARKING

OFF STREET PARKING
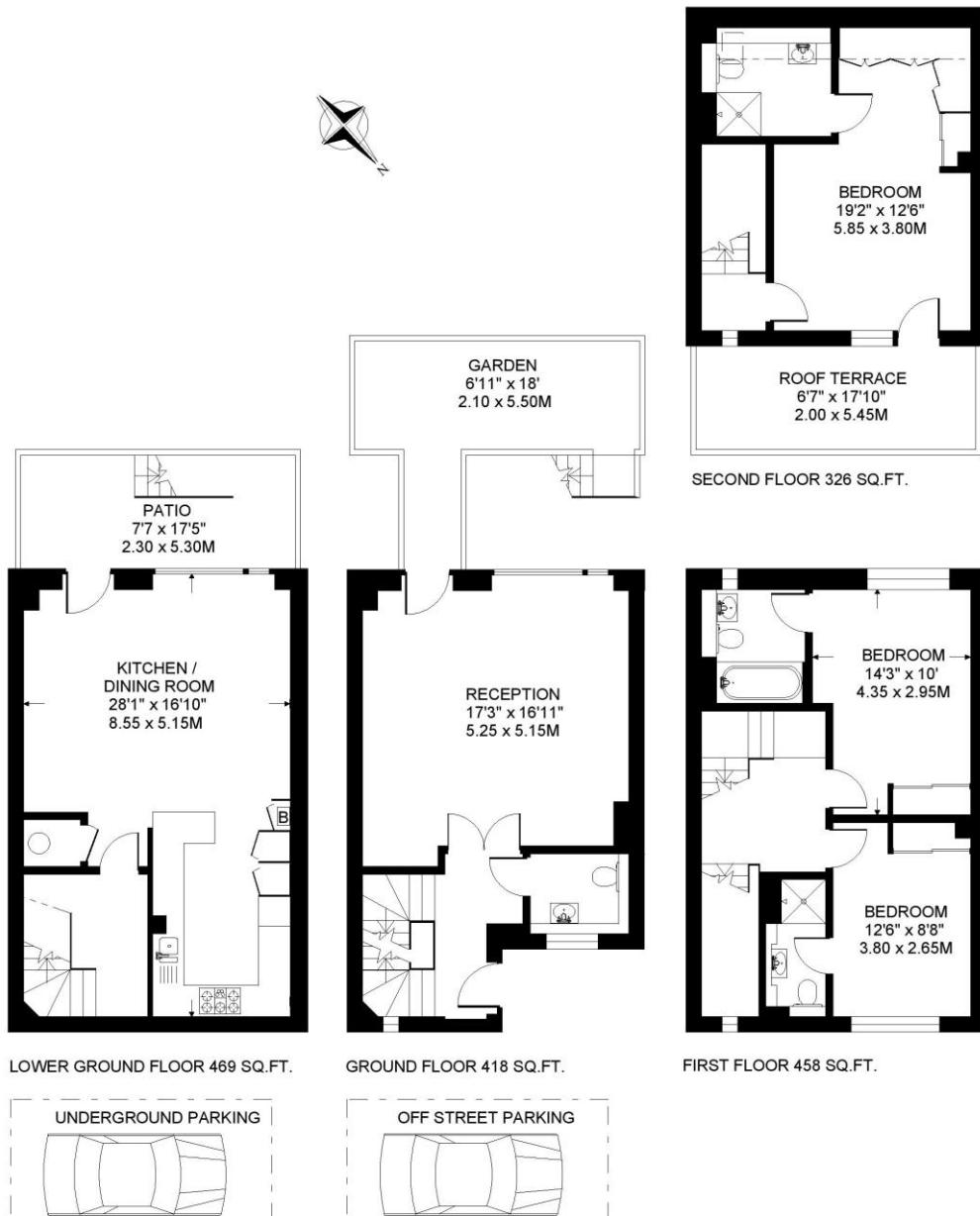
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Winkworth

for every step...