



## Stockwell Green, SW9

£325,000 *Leasehold*



A brilliant opportunity to acquire a well-maintained, spacious one-bedroom flat with private balcony on the first floor of this purpose-built building located between Stockwell and Brixton. There is access to a communal garden, gym and secure parking set within a gated development with on-site part-time Concierge. EPC rating C

### KEY FEATURES

- Off-street parking and private balcony
- Equal distance to Clapham and Brixton for shops and restaurants
- Very well-presented and spacious
- Great public transport links at Stockwell, Brixton and Clapham North
- 576 SQ/FT



**Kennington**

020 7587 0600 | [kennington@winkworth.co.uk](mailto:kennington@winkworth.co.uk)

**Winkworth**

for every step...



Enter the flat on the first floor and immediately off the hallway to your left you will find two sets of built in storage, one of which houses the hot water tank.

Ahead you will find the tiled bathroom which features a bath with overhead shower, sink with mirror above, heated towel rail and W.C

The bedroom is both bright and spacious with two windows overlooking the garden. There are built in wardrobes and space for a king-size bed and additional furniture.

Double doors from the hallway gives access to a fantastic sized reception with private balcony with space for a table and chairs, looking onto the gardens. The reception room is spacious enough for sofas, dining table and a work from home set up if required.

The modern kitchen, nearest the entrance to the flat, again feels spacious and there is an abundance of storage found both above and below the kitchen units. The kitchen features a large fridge/freezer, electric fan-powered oven and hob with splashback and extraction, dishwasher, sink and washing machine – all of which are integrated. There is also just enough space for a small table and chairs.

The building offers lift access, communal gardens, gym and off-street parking as well as on-site part-time Concierge.

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 125 years from 25 March 2001 (100 years and 1 month)

**Service Charge:** £5,277.3 per annum (including Reserve Fund)

**Ground Rent:** £140 per annum (subject to increase)

**Local Authority:** Lambeth

**Council Tax Band:** C

**EPC rating:** C

## PARKING

Secure off-street parking available

## UTILITIES

Electricity – Mains connected

Water – Mains connected

Heating – Gas central heating

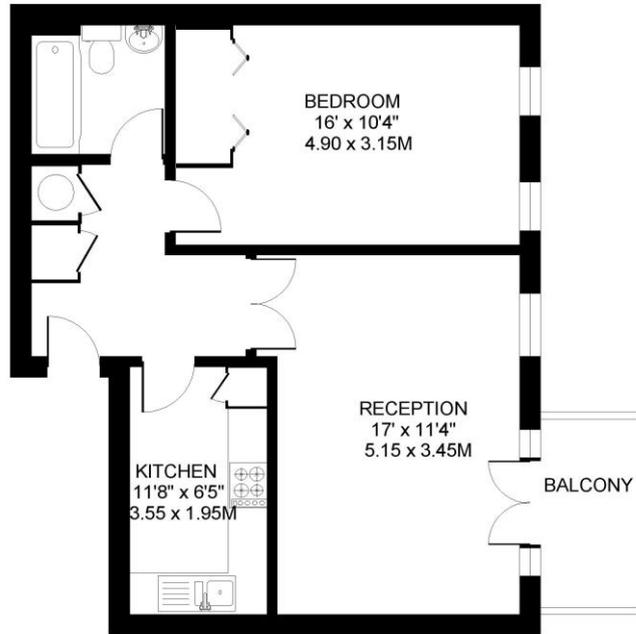
Sewerage – Mains connected

Broadband – Ultrafast broadband



DRAYMANS COURT. SW9  
1 BEDROOM FLAT

Approximate gross floor area  
576 SQ.FT / 53.5 SQ.M.



FIRST FLOOR

Copyright: These plans should not be reproduced by any other person, without permission.  
Floorplan produced for Winkworth by Floorplanners 07801 228650

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Kennington

020 7587 0600 | kennington@winkworth.co.uk

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.