



Lett Road, London, SW9

£550,000 *Leasehold*



Winkworth are proud to present this excellent opportunity to acquire a modern 2- bedroom split-level flat in the heart of Stockwell. EPC rating B.

KEY FEATURES

- Bright and airy
- Excellent transport links
- Good condition
- Spacious – 894 SQ/FT



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DESCRIPTION

This spacious and well-presented flat is arranged over two floors, offering bright and well-proportioned accommodation throughout. The property has a good sense of space, with the main living areas arranged across the ground floor and both bedrooms located upstairs.

Upon entering, the kitchen is immediately to the left and benefits from plenty of worktop and storage space. It is well equipped with an integrated oven, induction hob and extractor fan, fridge freezer, sink, washing machine, dishwasher and microwave.

The reception room is a particularly good size and offers plenty of flexibility for different furniture arrangements. There is ample space for a large sofa, TV and coffee table, as well as a dining table and chairs, making it a great room for both relaxing and entertaining. The floor-to-ceiling windows allow plenty of natural light into the

room, while a door provides access to a communal patio area.

The ground floor is completed by a useful storage cupboard and a convenient downstairs WC with basin.

Upstairs, there are two equally sized double bedrooms. Both rooms are comfortably large enough for a double bed and additional freestanding furniture, while built-in wardrobes provide useful storage and help to make the most of the available space.

The main bathroom is fully tiled and comprises a bath with overhead shower, WC, basin and vanity mirror.





MATERIAL INFO

Tenure: Leasehold

Term: 999 years from 1 January 2007 (979 years and 3 months remaining)

Service Charge: £3807 per annum including annual contribution of £181.52 per annum to sinking fund

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

Local Authority: Lambeth

Council Tax Band: E

EPC rating: B

PARKING:

Private underground parking is available via separate negotiation. Resident parking permits from Lambeth are not available.

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – communal gas boiler

Sewerage – mains connected

Broadband – ultrafast broadband

LOCATION

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

DIRECTIONS

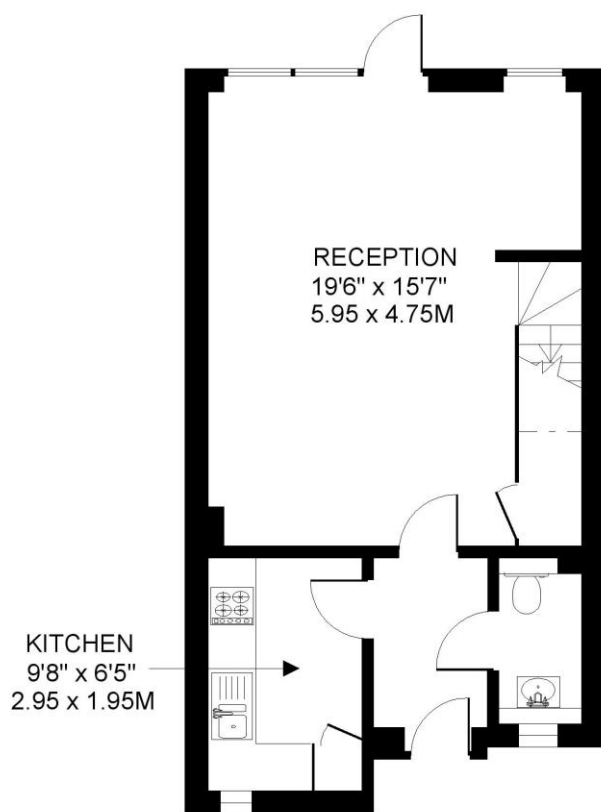
Oval Underground Station (Northern Line) is approximately 0.5 miles away. Vauxhall Underground Station and Overground Station (Victoria line and National Rail) are approximately 1 mile away. Stockwell Underground Station (Victoria and Northern Line) is approximately 0.4 miles away. The area is also well 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.

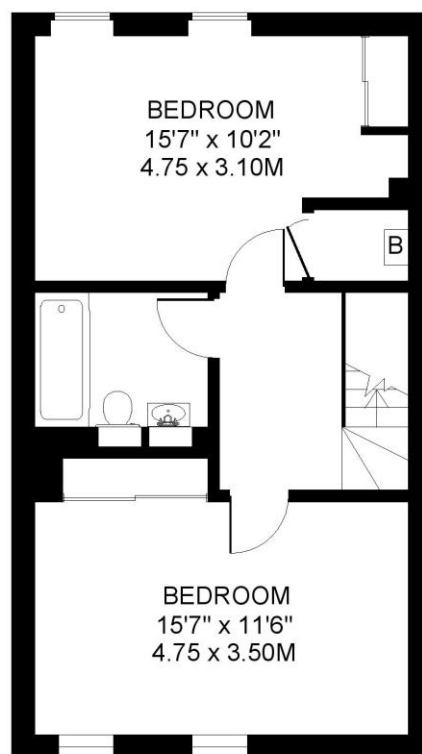
Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LETT ROAD. SW9
2 BEDROOM FLAT

Approximate gross floor area
894 SQ.FT. / 83 SQ.M.



GROUND FLOOR 438 SQ.FT.



FIRST FLOOR 456 SQ.FT.

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for every step...

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