



Stockwell Road, SW9

£240,000 *Leasehold*



A spacious one-bedroom flat needing modernisation, combining great potential with an unbeatable location right by Stockwell station. EPC rating C.

KEY FEATURES

- Great transport links
- Spacious flat
- Great potential for personalisation



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DESCRIPTION

Entering on the first floor, this well-proportioned flat opens into a spacious hallway featuring excellent built-in storage and providing access to all main rooms.

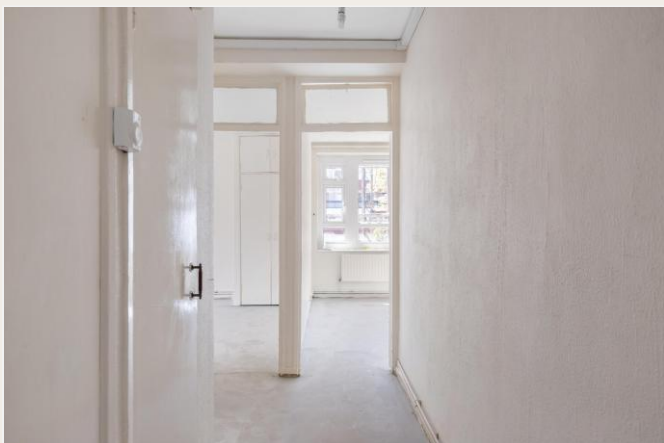
Immediately to the left of the hall is a well-appointed bathroom complete with a full-sized bathtub, WC, and standalone washbasin.

Further down the hallway, the generously sized kitchen offers extensive countertop space alongside ample room for a full-sized fridge-freezer, dishwasher, and cooking appliances.

Continuing through the property, the sizable bedroom would comfortably accommodate a double bed, standalone storage, and a dedicated desk space.

The flat concludes with a bright and airy living room, flooded with natural light from a large, double-glazed window.

The flat needs modernisation throughout but offers a buyer the opportunity to put their stamp on the property.





MATERIAL INFO

Tenure: Leasehold

Term: a new 125 year lease (125 years and 0 months)

Service Charge: £2,512.5 per annum

Ground Rent: Nil

Local Authority: Lambeth

Council Tax Band: B

EPC rating: C

PARKING

On street parking available from Lambeth Council

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – ultrafast broadband

LOCATION

Enfield House is located just off Stockwell Road and within a short walk of Stockwell underground station, which offers easy access into the City and West End.

DIRECTIONS

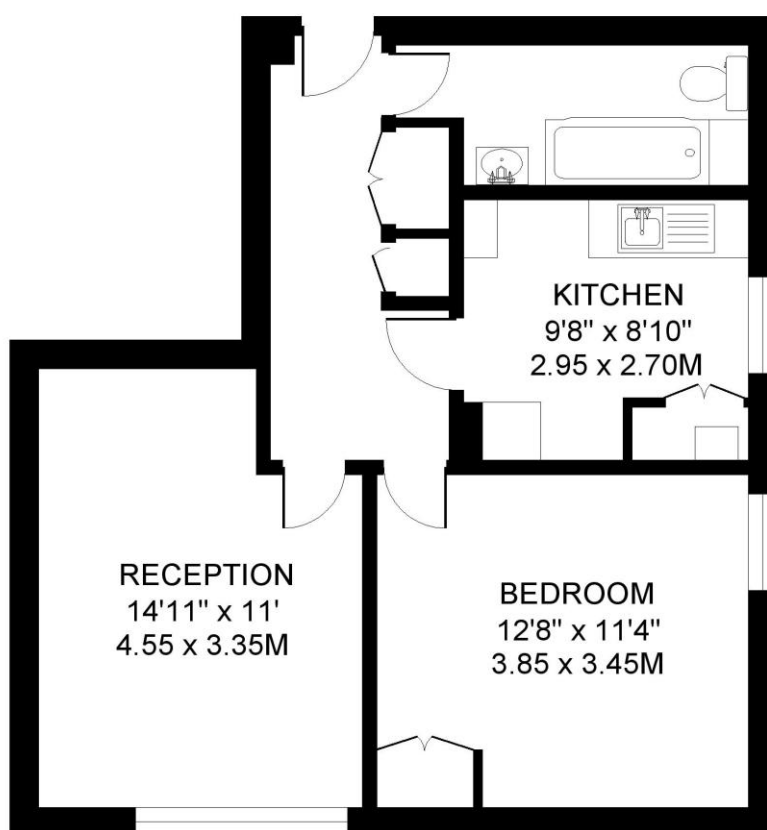
Stockwell underground station (Northern & Victoria Line) is approximately 0.2 miles away. Brixton overground and underground stations are approximately 0.7 miles away. The area also benefits from a frequent bus service to the City, Central London and beyond.

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		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENFIELD HOUSE. SW9
1 BEDROOM FLAT

Approximate gross floor area
539 SQ.FT / 50.1 SQ.M.



FIRST FLOOR

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