



St. Martin's Road, SW9

£1,150,000 *Freehold*

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Winkworth are proud to present this opportunity to acquire a beautifully presented 3-bedroom Victorian house set over three floors with a wonderful east-facing garden. The house is located within the heart of the Stockwell Park conservation area. EPC D.

KEY FEATURES

- Quiet location
- Large garden
- Good condition
- Close to public transport
- Set within Stockwell Park conservation area



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DESCRIPTION

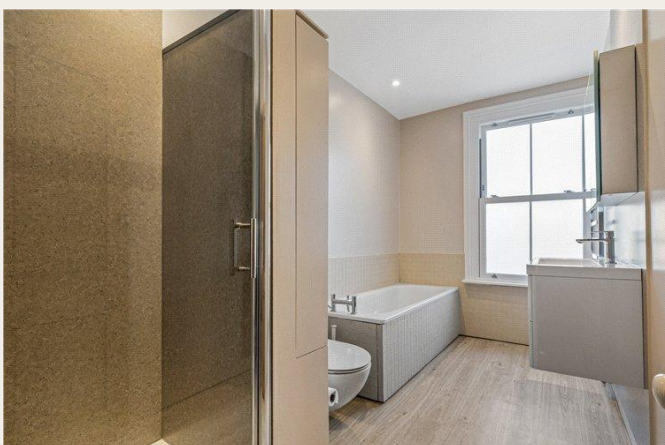
Situated on a quiet street, this beautifully presented home offers generous living space across three floors, seamlessly blending period charm with contemporary style.

On the raised ground floor, a spacious reception room welcomes you, featuring an period fireplace and elegant corning, with ample space for freestanding furniture. Adjacent is a versatile second reception room, which could also serve as a bedroom, offering views over the garden and additional space for furniture.

The lower ground floor houses a bathroom with a walk-in shower, sink, and W.C., alongside an impressive open-plan kitchen and dining area. The kitchen is fully integrated and includes generous storage, an electric oven, gas hob, dishwasher, microwave, and space for a full-sized fridge freezer. From here, there is access to the outside and an old coal store, ideal for wine storage.

The first floor comprises two double bedrooms—one front-facing and one overlooking the garden—both comfortably accommodating double beds and additional furniture. The family bathroom on this floor features a bath, shower, W.C., and basin.

To the rear, the private east-facing garden has been thoughtfully landscaped with a paved patio, lawn, and trees, providing an ideal space for al fresco dining or outdoor entertaining.





MATERIAL INFO

Tenure: Freehold

Term: NA

Service Charge: NA

Ground Rent: NA

Local Authority: Lambeth

Council Tax Band: F

EPC rating: D

PARKING

On-street parking is available from Lambeth Council

UTILITIES

Electricity – Mains

Water – Mains

Heating – Gas

Sewerage – Mains

Broadband – Ultrafast broadband

LOCATION

St. Martins Road is located in the Stockwell Park conservation area and is a few minutes' walk from Stockwell Underground station and the local amenities which Stockwell offers.

DIRECTIONS

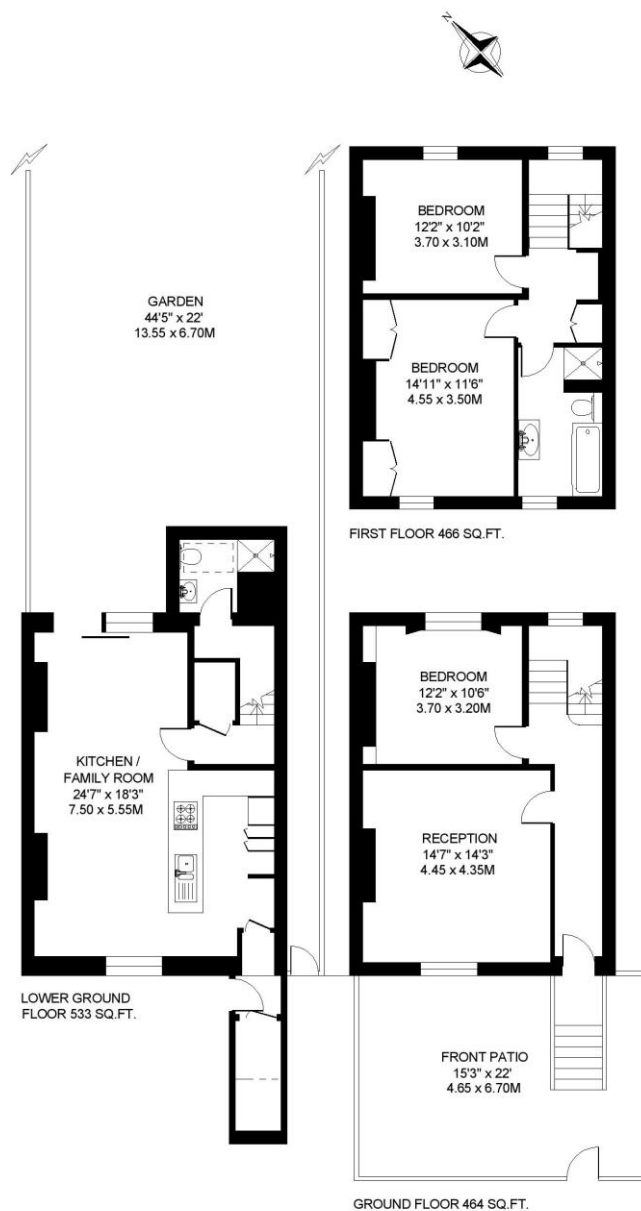
Stockwell Underground Station (Northern and Victoria lines) is approximately 0.4 miles away and Brixton Underground Station is approximately 0.7 miles away. The area benefits from a frequent bus service to the City and beyond.

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		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

ST MARTINS ROAD SW9
3 BEDROOM HOUSE

Approximate gross floor area
1463 SQ.FT / 135.9 SQ.M.



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