



Stockwell Park Road, London, SW9

£780,000 Share of Freehold

Winkworth are proud to present this beautiful two-bedroom split-level 900sqft Georgian conversion flat with a wonderful large rear garden located on the prestigious Stockwell Park Road in the heart of the Stockwell Park Conservation. EPC Rating D.

LOCATION

Stockwell Park Road is located just off Clapham Road and almost equidistant between Oval & Stockwell Underground stations.

DESCRIPTION

Set on the raised and lower ground floors of this stunning Georgian building, the flat comprises a reception room and bedroom on the raised ground floor, open plan kitchen dining on the lower ground floor with second bedroom, W.C, and two bathrooms.

Enter the flat on the raised ground floor and immediately to your right you will find a beautiful large reception room at the front of the property with wooden floorboards, built in bookshelves which surround the fireplace, and one large sash window providing plenty of natural light.

To the rear is the second bedroom which is separated from the reception via doors and could be opened out in to one large living space if only one bedroom is required. The bedroom provides ample room for a double bed and has built in bookshelves offering fantastic storage with pretty views on to the rear garden.

Continue down to the lower ground via a W.C. and entrance to the garden, where you are greeted by two brand new bathrooms: one with modern standalone built in shower and basin with airing cupboard, the other with a beautiful large bath, basin, W.C. and heated towel rail.

The main bedroom, on the lower ground nearest the front, is large and spacious providing two built in cupboards on one side, with ample space reserved for free-standing furniture on the other.

The kitchen with dining room behind is a beautiful space, light and airy, and perfect for entertainment. The family kitchen, whilst slightly separated from the dining area, provides plenty of storage both above and below the kitchen units. The kitchen provides ample space for large fridge-freezer, dishwasher and oven.

The dining room provides further built in storage with space for a large dining table and chairs with views through large glass doors on to the rear garden. The garden is wonderfully large, walled and landscaped with mature flower beds perfect for garden enthusiasts and al fresco dining during the summer months.

LOCAL AUTHORITY

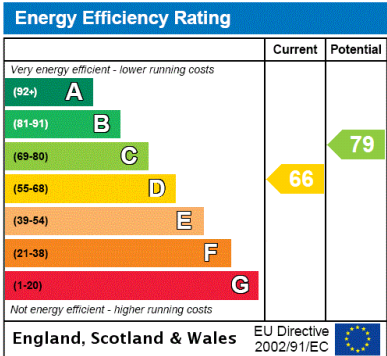
Lambeth, London
Council Tax Band F

TENURE

Share of Freehold : underlying lease of 999 years from 29 September 2016
Ground rent: Nil
Service charge: No service charge but leaseholders contribute an equal share toward joint insurance for the building

DIRECTIONS

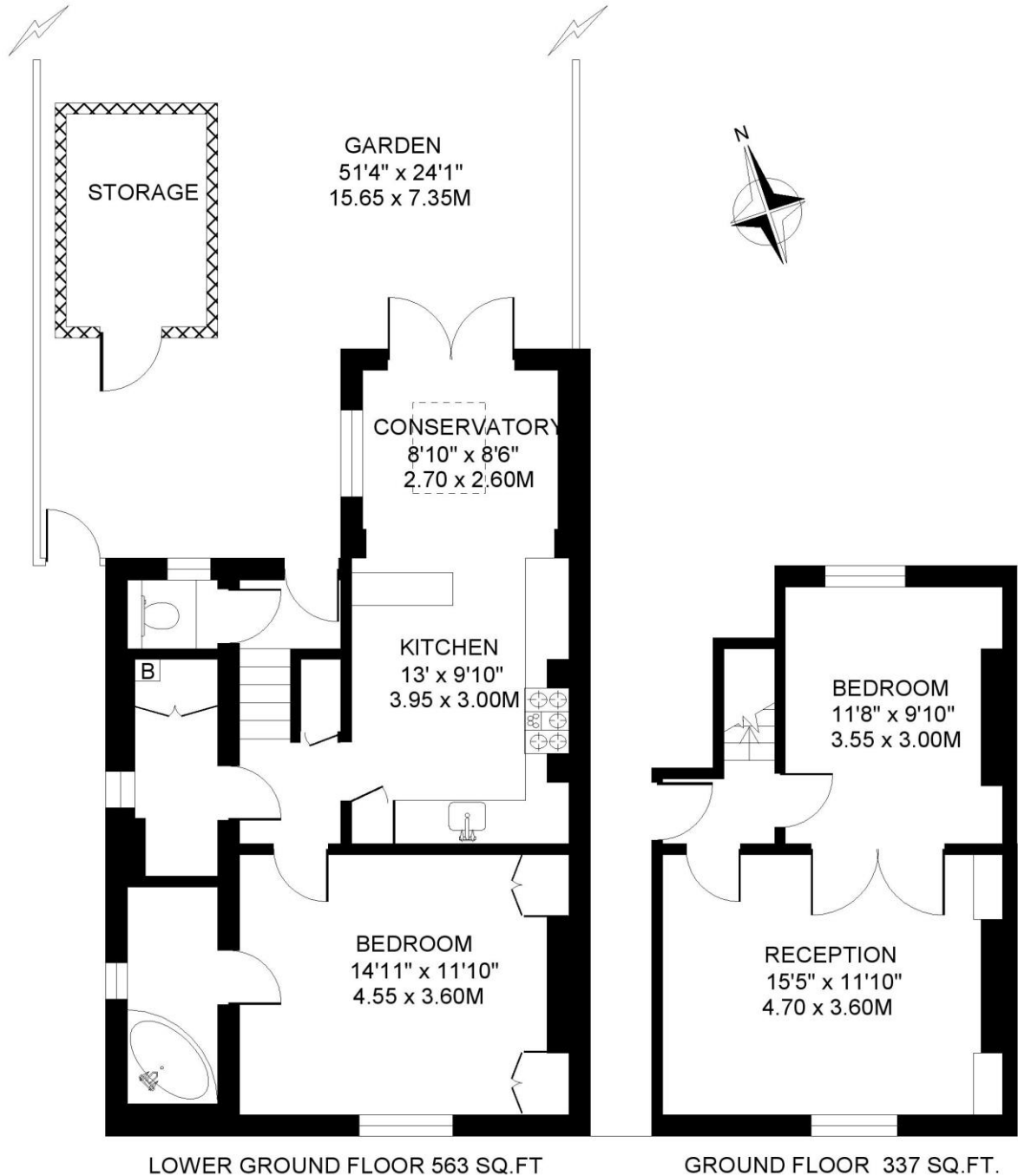
Stockwell Underground Station (Victoria & Northern Line) is only approximately 480 metres away (7 minutes' walk). Also, the area is well served by a frequent bus service into Central London.





STOCKWELL PARK ROAD. SW9
2 BEDROOM FLAT

Approximate gross floor area
900 SQ.FT. / 83.6 SQ.M.
Plus garden storage 63 SQ.FT. / 5.8 SQ.M.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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