



## Cleveland Mansions, Mowll Street, London, SW9

£375,000 Leasehold

A wonderfully finished and spacious one bedroom flat on the top floor of a Victorian Mansion block with access to a communal garden on the ever-popular Mowll Street, in Oval.

## LOCATION

You will find the property in Cleveland Mansions, on Mowll Street. The quiet tree lined street is situated between Clapham Road and Brixton Road. A great location to access all amenities that Oval and Little Portugal have to offer.

## DESCRIPTION

Entering the property, to your left is the bathroom which has been finished to a high standard. There is a bath with overhead shower, W.C. and a sink with storage below. The bathroom has stone tiling throughout.

The generously sized bedroom is to the right of the entrance. The room is suitable for a large double or king-sized bed. There is also built in cupboard space to be found and plenty of room to add further freestanding storage.

Heading through to the open plan kitchen and reception space. The linear kitchen is again finished to a high standard with ample workspace and storage options. There is an oven, with an electric hob and tiled splashback above and space for utilities.

The reception space occupies the rear of the flat. Plenty of windows help keep the area bright and the space can easily accommodate a dining table, sofa and further freestanding furniture.

Behind the building is the communal gardens, a lovely place to enjoy the sunnier months that gives you a true sense of the community atmosphere.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground Rent - £200.00 per annum (review in 2037) will increase to £400.00

Service Charge - £1,580.00 per annum

Council Tax Band - C

## UTILITIES

Electricity – mains connected

Gas – no gas

Water – mains connected

Heating – individual electric

Sewerage – mains connected

Broadband – fibre

## LOCAL AUTHORITY

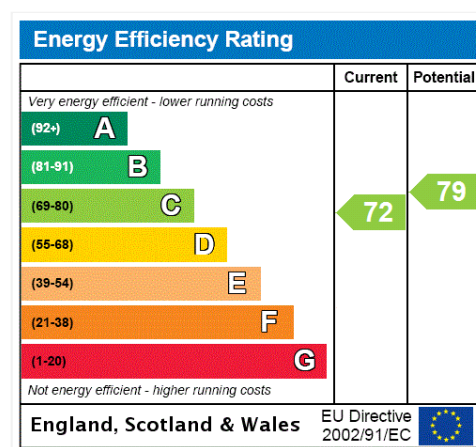
Lambeth

## TENURE

Leasehold – 125 years from 25 March 2012

## DIRECTIONS

Oval Underground Station (Northern Line) is approximately 650 metres away. Stockwell Underground Station (Victoria & Northern Line) is approximately 1.2 miles away. The area is also well served with frequent bus service into Central London.

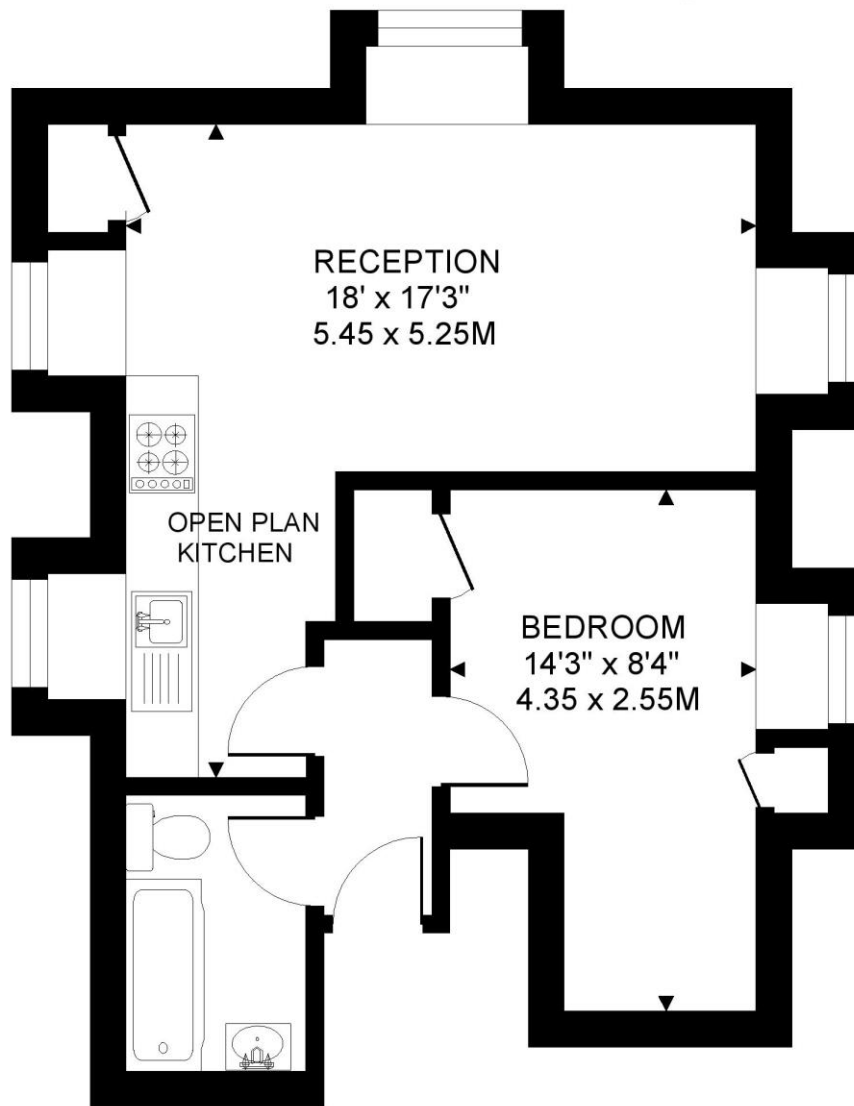






CLEVELAND MANSIONS SW9  
1 BEDROOM FLAT

Approximate gross floor area  
447 SQ.FT. / 41.5 SQ.M.



THIRD FLOOR

*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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Floorplan produced for Winkworth by Floorplanners 07801 228850

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