



Denchworth House, Robsart Street, Stockwell, London, SW9

£545,000 Leasehold

A spacious three bedroom split level flat with a fantastic and exceptionally large south facing garden. EPC rating C

LOCATION

Denchworth House is located just off Robsart Street (which links Brixton Road and Stockwell Road), opposite a small park. The local area is on the rise, thanks to its proximity to Brixton and Clapham and is only a short walk from Underground Stations at Stockwell, Brixton and Oval. Additionally, there are supermarkets, restaurants and bars nearby.

DESCRIPTION

This well-presented flat is located on the ground floor of a purpose-built development. Upon entering, you're greeted by a practical lobby area ideal for storing coats and shoes which leads through a second door into the main hallway.

Off the hallway is a generous storage cupboard and a second lobby area at the rear of the building, which opens directly onto the private garden.

The garden is a real highlight of the property: it features a lush lawn bordered by mature plants and shrubs. It's the perfect spot for summer barbecues, relaxing with a book, or enjoying al fresco dining on warm evenings.

Inside, the kitchen is open plan to the living area, creating a bright and inviting space with large double-glazed windows on both sides, offering a desirable dual aspect. The kitchen features engineered wood flooring, solid wooden worktops, sleek white units, and a larder for additional storage. It is equipped with an integrated electric fan oven, gas hob, extractor fan, stainless steel sink, and has ample space for a large fridge-freezer, dishwasher, and plumbing for a washing machine.

The reception room continues the sense of space with high ceilings and engineered wooden flooring. Positioned at the rear of the flat and overlooking the garden, it offers ample room for a dining table and lounge furniture.

A staircase leads to the first floor, where you'll find three well-proportioned double bedrooms and the bathroom. The hallway upstairs also includes an additional storage cupboard.

The bathroom is fitted with a clean white suite, including a bath with overhead shower, WC, sink, heated towel rail, and large frosted double-glazed windows for natural light and privacy.

All three bedrooms are carpeted, with space for double beds and wardrobes. The master bedroom is located at the front of the property, while the remaining two overlook the rear garden.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £2,361 per annum
Ground Rent - £10 per annum
Council Tax Band - B

UTILITIES

Electricity – mains connected
Gas – mains connected
Water – mains connected
Heating –gas central heating
Sewerage – mains connected
Broadband - Ultrafast Fibre Broadband

LOCAL AUTHORITY

Lambeth

TENURE

Leasehold - 125 years from 4 July 1988

DIRECTIONS

Stockwell Station (Victoria & Northern Lines) is located approximately 0.6 miles away. Brixton Station (Victoria Line & National Rail) is located approximately 0.6 miles away. Clapham North Station (Northern Line) is approximately 0.8miles away. Clapham High Street (National Rail) and Oval Stations (Northern Line) are approximately 1.0 mile away. The area is also well served by frequent bus services into Central London, the City and beyond.

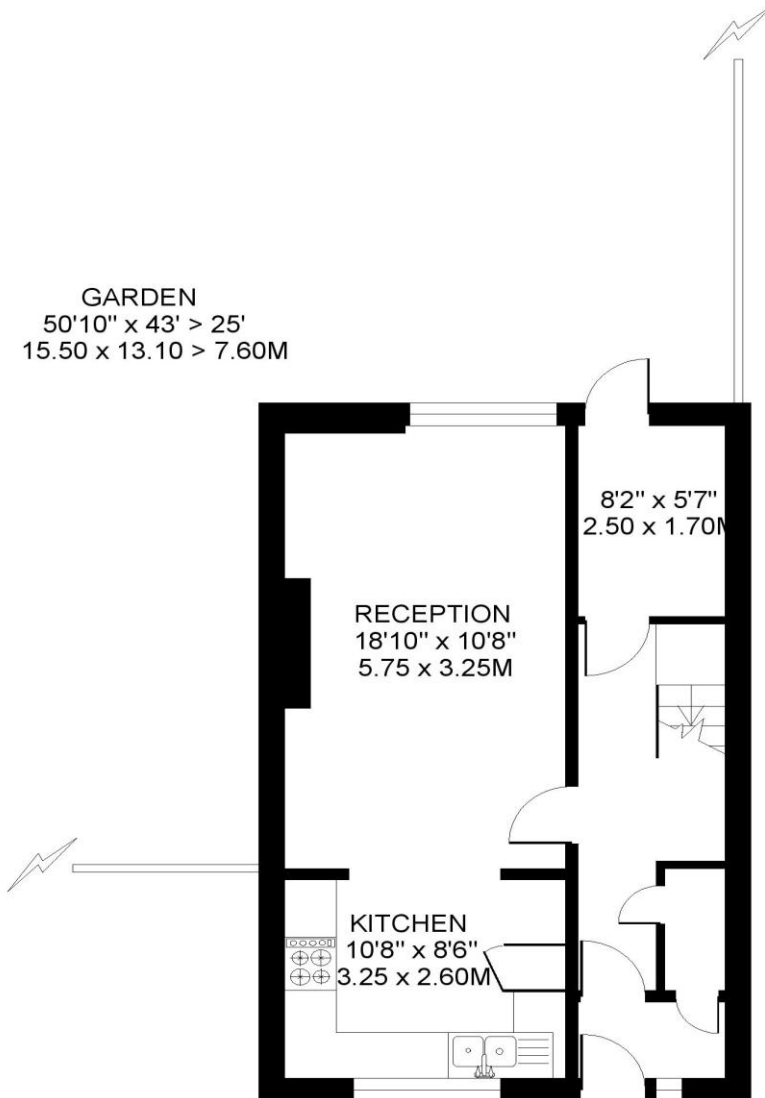
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



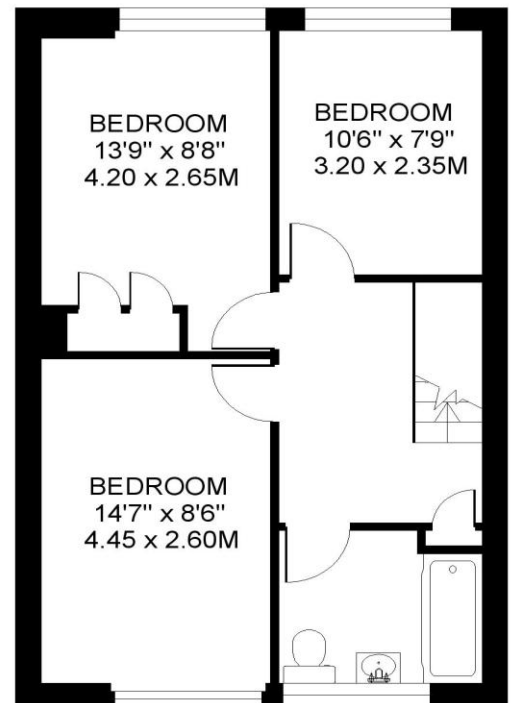
DENCHWORTH HOUSE. SW9
3 BEDROOM FLAT

Approximate gross floor area
938 SQ.FT / 87.1 SQ.M.

GARDEN
50'10" x 43' > 25'
15.50 x 13.10 > 7.60M



GROUND FLOOR 468 SQ.FT.



FIRST FLOOR 470 SQ.FT.

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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