



## Gover Court, Paradise Road, London, SW4

£185,000 Leasehold

A great opportunity to acquire an un-modernised studio flat in a purpose-built block in Stockwell with fantastic transport connections within very close proximity. EPC rating C.

LOCATION

Gover Court is located on Paradise Road, a quiet road hidden between Clapham Road and Larkhall Park. Stockwell Underground Station is a stone’s throw away with direct access to the Victoria and Northern Line.

DESCRIPTION

The flat consists of a bedroom/reception room, separate kitchen and a bathroom, and is perfect for somebody looking to put their own stamp down.

The bedroom/reception area is a good size, and can easily accommodate a double bed with further space to accommodate other free-standing furniture.

The is kitchen is well proportioned and has plenty of cupboard and countertop space. There is also space for utilities and a fridge.

The bathroom offers a shower over bath, sink and W.C

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £2,407 per annum

Ground Rent - Nil

Council Tax Band - A

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 - new 125 year lease

DIRECTIONS

Stockwell Underground Station is 0.2 miles away. Clapham North Underground Station is 0.7 miles away and Clapham High Street (Overground Station) is 0.8 miles away. The area is well served with frequent bus services.

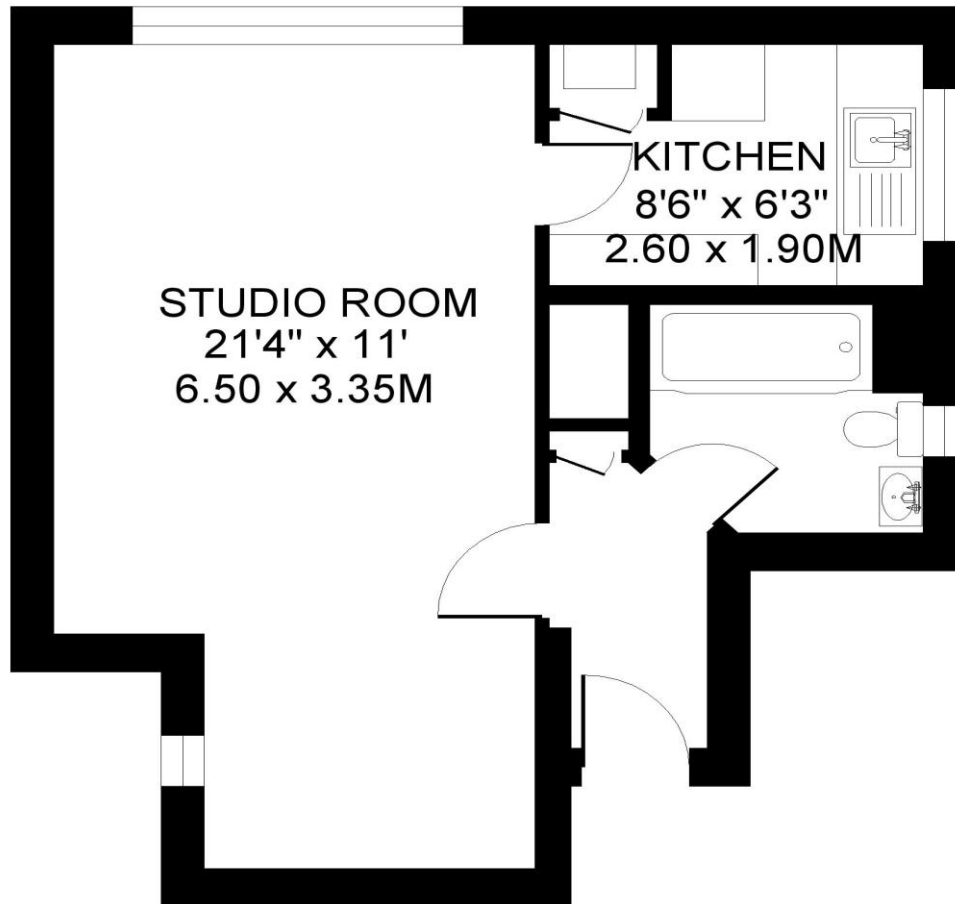
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





GOVER COURT. SW4  
STUDIO FLAT

Approximate gross floor area  
347 SQ.FT / 32.2 SQ.M.



THIRD FLOOR

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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