



Clapham Road, London, United Kingdom, SW9

£575,000 Leasehold

A modern and spacious three-bedroom flat within the popular Printworks development in Stockwell. This purpose-built ground floor flat is finished to a high standard and is ideally situated for transport into central London. EPC Rating C.

Winkworth

LOCATION

The property is found just off Clapham Road, between Durand Gardens and Printers Road. A great location close to local amenities such as shops, supermarkets, gyms, pubs and restaurants. The nearest primary school is the sought after Reay School.

DESCRIPTION

Entering the property, you'll notice engineered wooden flooring taking you through to the living space and open plan kitchen. You have direct access to a lovely outdoor area from the living space which the current owners enjoy tending to. This is a bright and open area with light flooding in from large windows to the rear of the flat. A fantastic bookshelf provides excellent storage and there is plenty of room for a large sofa and a small dining table.

The kitchen has been finished to a high standard, with tiled flooring and a tiled wrap-around splash back. The kitchen is well equipped and has lots of storage space and space for utilities.

Heading back down the hallway, on your right, you will find the main bedroom. This bedroom provides an abundance of space to allow for a large double bed with further space available for free-standing furniture.

The second bedroom is again generous in size, again providing sufficient space for a large double bed and further free-standing furniture.

The third bedroom, whilst smaller, is a flexible space that could be used as an office or guest bedroom depending on one's needs.

The bathroom is finished with sleek tiles throughout and finished to a high quality. It is equipped with a bath with overhead shower, W.C, and sink with storage below.

There is a second W.C. with sink next to the main bathroom, which provides further storage.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground rent - Nil

Service charge - Circa £290 per month

Council Tax Band - E

UTILITIES

Electricity – mains connected

Gas – no gas within apartment

Water – mains connected with meter

Heating – communal energy system with a heat exchange located within the apartment (have both bio-fuel and gas communal boilers)

Sewerage – mains connected

Broadband – fibre

LOCAL AUTHORITY


Lambeth, London

TENURE

Leasehold – 110 years

DIRECTIONS

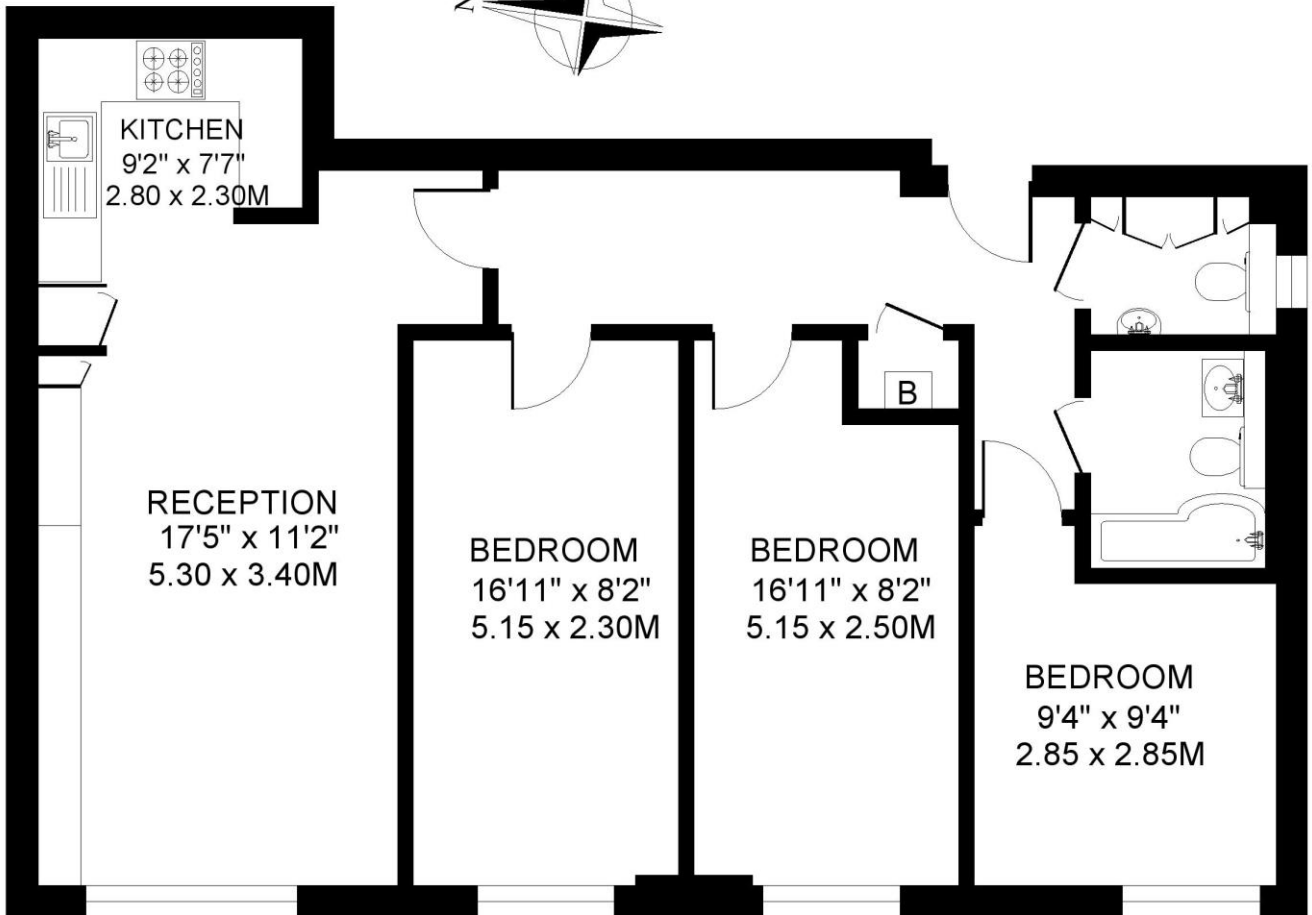
Stockwell Underground Station (Victoria Line & Northern Line) is approximately 0.3 miles away. Oval Underground Station (Northern Line) is approximately 0.5 miles away. The area is well served with bus routes into Central London. There are also Santander cycle docking stations nearby.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



CLAPHAM ROAD, SW9
3 BEDROOM FLAT

Approximate gross floor area
870 SQ.FT / 80.8 SQ.M.



GROUND 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.

Copyright: These plans should not be reproduced by any other person, without permission.

Floorplan produced for Winkworth by Floorplanners 07801 228850

Kennington | 020 7587 0600 | kennington@winkworth.co.uk