



Jeffreys Road, SW4

£359,950 *Leasehold*



A well-presented and charming one-bedroom flat on the second floor of this period property which is conveniently located close to Stockwell Underground Station. EPC rating C

KEY FEATURES

- Charming, period building
- Close to Clapham High Street for shops and restaurants
- Well-presented throughout
- Great public transport links at Stockwell
- 607 SQ/FT



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DESCRIPTION

Enter the flat on the second floor, and you are welcomed by a spacious hallway.

To the left sits a wonderfully spacious reception room with plenty of natural light and views over Jeffrey's Road. The reception is carpeted throughout and offers more than enough space for a dining table and chairs, and sofa and coffee table.

Next door is the separate kitchen, with space for large fridge/freezer, oven, sink and washer dryer. There is ample storage found both above and below the kitchen units.

Opposite is the bedroom which provides space to accommodate a double bed with additional space reserved for free-standing furniture as well as built-in storage.

The bathroom features a bath with overhead shower, radiator, sink and W.C.





MATERIAL INFO

Tenure: Leasehold

Term: 215 years from 29 September 1982 (171 years and 8 months)

Service Charge: £1,746 per annum

Ground Rent: Nil

Local Authority: Lambeth

Council Tax Band: B

EPC rating: C

PARKING

On-street parking permit can be obtained via Lambeth Council

UTILITIES

Electricity – Mains connected

Water – Mains connected

Heating – Mains gas

Sewerage – Mains connected

Broadband – Ultrafast broadband

LOCATION

Jeffreys Road runs between Clapham Road and Larkhall Lane, close to Larkhall Park. The local area has a vast range of amenities to choose from, especially at Clapham High Street.

DIRECTIONS

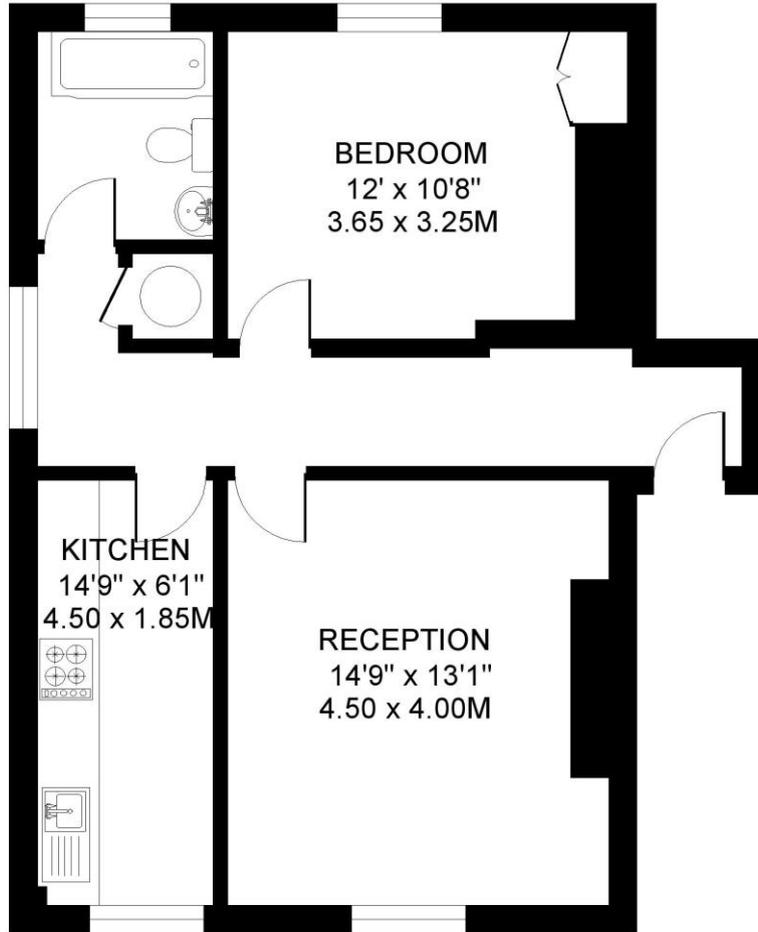
Jeffreys Road is located off Clapham Road, which is approximately 0.3 miles away from Stockwell Underground Station (Victoria and Northern Lines) and 0.5 miles away from Clapham North Underground Station (Northern Line). The flat is approximately 75 metres off Clapham Road which is well served with bus routes into the City and West End.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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

JEFFREYS COURT SW4
1 BEDROOM FLAT

Approximate gross floor area
607 SQ.FT / 56.4 SQ.M.



SECOND FLOOR

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