

## Horton House, Richborne Terrace, London, SW8

£325,000 Leasehold

This is a fantastic opportunity to acquire a charming one-bedroom purpose built flat on the second/ top floor in Oval, between Fentiman Road and Meadow Road. This flat is both spacious and bright and has been recently modernised to a high standard. EPC rating D

LOCATION

The property is located just off Clapham Road. Amenities such as well-stocked supermarkets and bars, pubs and cafes are all within striking distance, not to mention Oval Underground Station, which provides links into the City and West End. Vauxhall Station in Zone 1 is also a 10-minute walk away. The well-known Fentiman Arms and Vauxhall Park are also just around the corner.

DESCRIPTION

Enter the flat on the second/ top floor, and immediately through the large hallway, you will find the bedroom at the rear. The bedroom is bright and spacious with more than enough space to accommodate a king-size bed, and copious amounts of built in storage that the current owners have added. There are very pleasant views over the well-looked after communal gardens below.

Opposite you have the bathroom, which is equipped with a bath with overhead shower, sink with storage below, radiator and towel rail above, and W.C.

At the end of the hallway on the right, you will find the modern kitchen with plenty of worktop space as well as storage found both above and below the kitchen units. There is an integrated electric fan-powered oven with gas hob and extraction, dishwasher, washing machine and large sink.

Adjoined is the sitting room with fantastic light travelling through to the kitchen. There is ample space to accommodate a small dining table and chairs with space behind for sofa and coffee table. Shelving providing useful storage is also offered to the left of the chimney breast.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £1,005 per annum  
Ground Rent - £10 per annum  
Council Tax Band - A

PARKING

Residents’ permit parking available.

UTILITIES

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

LOCAL AUTHORITY

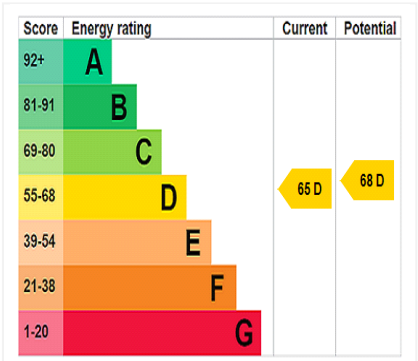
Lambeth

TENURE

Leasehold - 125 years from 13 January 1992

DIRECTIONS

Oval Underground Station (Northern Line) is approximately 0.3 miles away. Stockwell Underground Station (Victoria Line & Northern Line) is approximately 0.6 miles away. Vauxhall Overground & Underground Stations (Victoria Line & National Rail) are approximately 0.8 miles away. The area is also well-served by a frequent bus service into Central London.

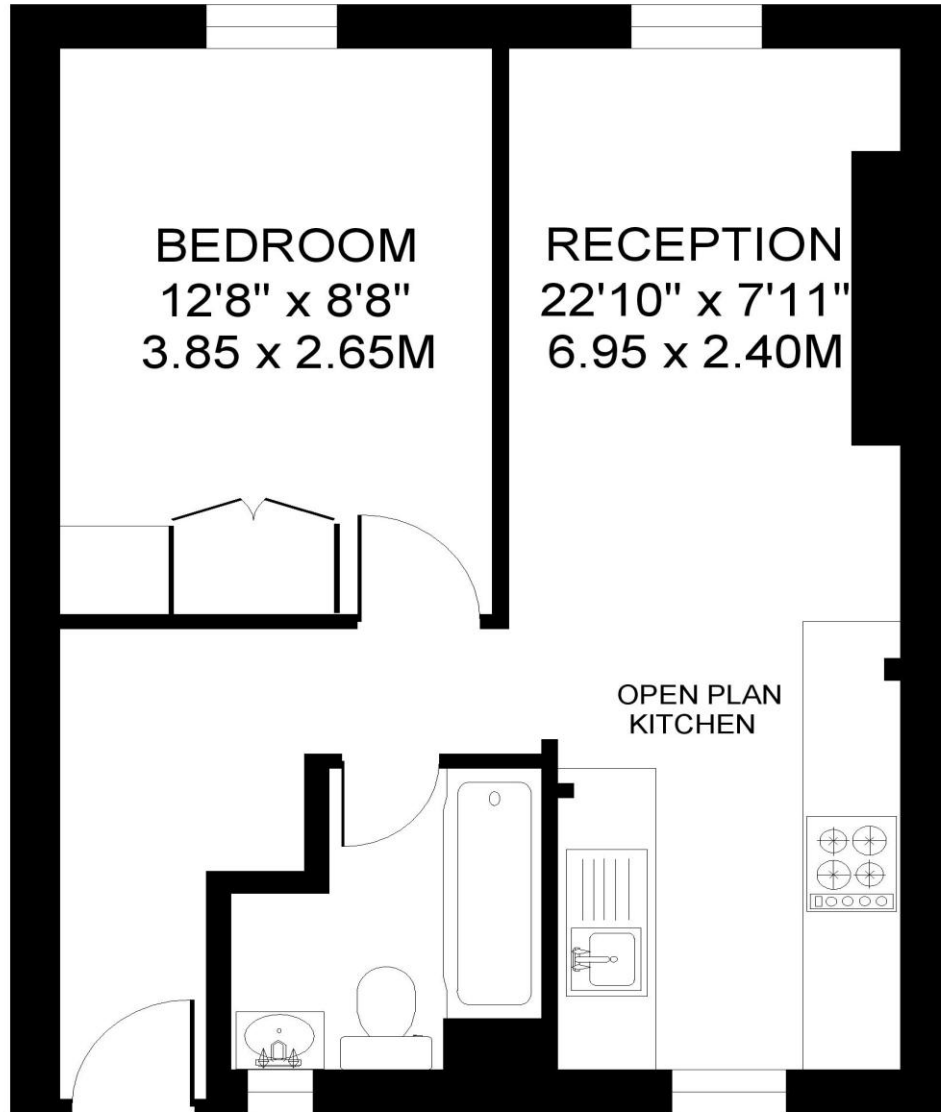






HORTON HOUSE. SW8  
1 BEDROOM FLAT

Approximate gross floor area  
387 SQ.FT / 35.9 SQ.M.



SECOND FLOOR

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Floorplan produced for Winkworth by Floorplanners 07801 228850

*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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