

## Elworth House, Oval Place, London, SW8

£359,950 Leasehold

Winkworth presents this spacious one-bedroom split level flat, set on the first and ground floor of this quiet purpose-built block located in Oval. The flat is well finished throughout and benefits from plenty of natural light as well as a private garden. EPC rating D.

LOCATION

Elworth House is located on Oval Place between Dorset Road and Richborne Terrace. A great location to access all local amenities such as restaurants, pubs and supermarkets. Just a short walk to Oval Station (Northern Line).

DESCRIPTION

As you enter the flat you are greeted with wooden parquet floors and an abundance of natural light. On your right is the kitchen, which has fantastic workspace and equipped with an electric hob, oven and plenty of storage. The kitchen has tiled floors and allows plenty of natural light in.

To the rear of the flat you are into the spacious reception and dining space. An open and light space, benefits from two large windows at the rear, perfect for entertaining. It is a flexible space with room for a large dining table and sofa. You'll find a useful area behind the staircase, perfect for additional storage or space for plants.

Down the wooden staircase onto the ground floor and into the sizable bedroom. This space is suitable for a king bed and plenty of room for additional storage. A cozy space finished to a high standard with carpeted flooring. The bedroom also benefits from lots of natural light coming through the windows to the rear.

Next to the stairs is the well-finished en-suite bathroom. The bathroom is a great size and tiled throughout, containing a bath with overhead shower, W.C. and sink with a mirror that provides storage.

To the rear of the ground floor, you will find access to the private patio garden. The garden is a great size with lots of potential.

LOCAL AUTHORITY

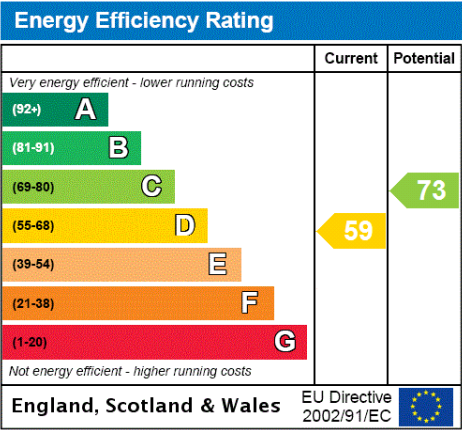
Lambeth, London  
Council Tax Band B

TENURE

Leasehold - 125 years from 8 September 1986  
Service charge: Circa £894.24 per annum  
Ground rent: £50 per annum

DIRECTIONS

Oval Station is approximately 650 meters away, providing you fantastic access to Central London via the Northern Line. Stockwell Station which serves both the Northern and Victoria line is approximately a ten-minute walk. The nearest bus stop is approximately 150 meters away. Clapham Road is well served by frequent bus services in Central London.



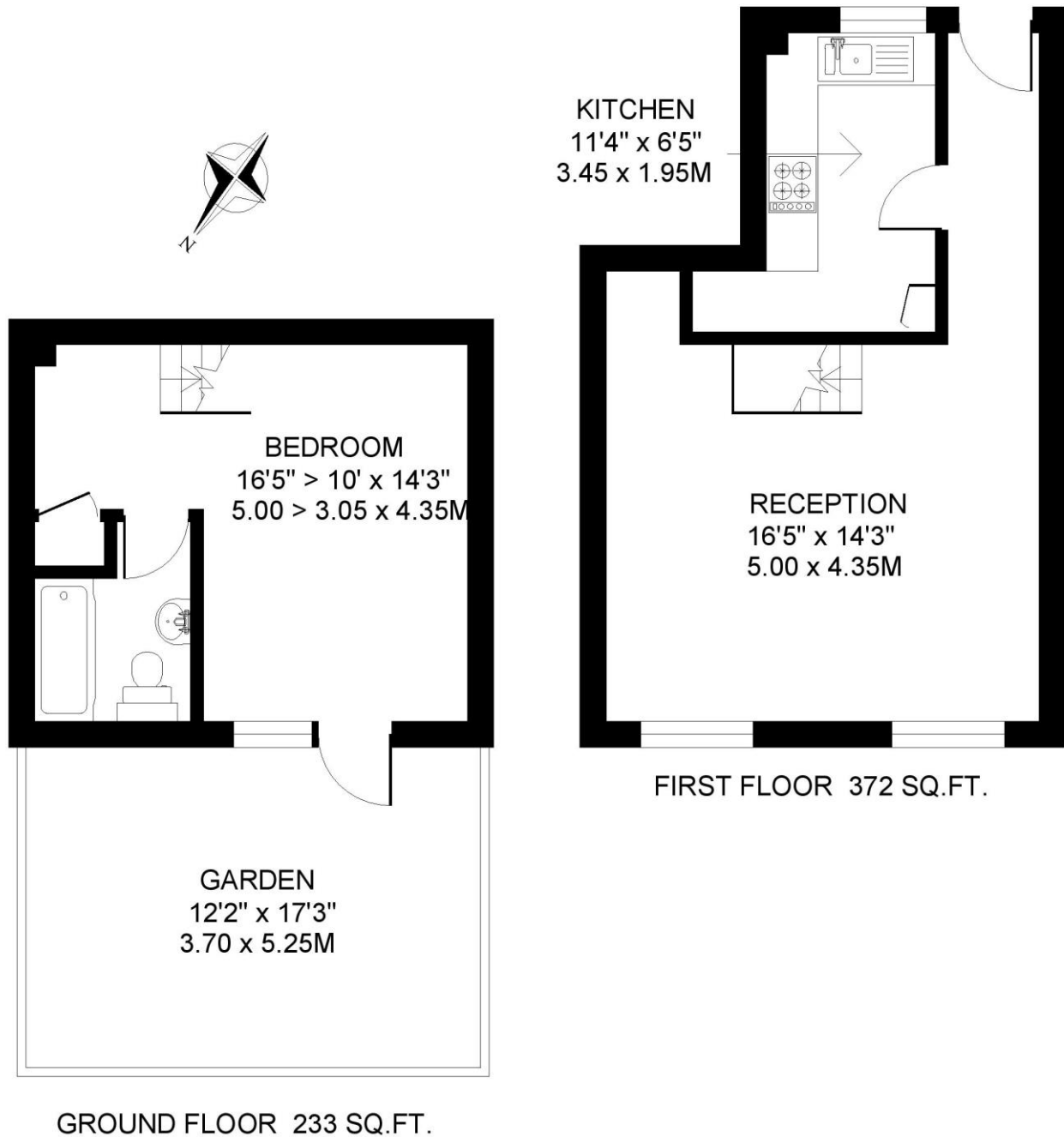






ELWORTH HOUSE. SW8  
1 BEDROOM FLAT

Approximate gross floor area  
605 SQ.FT. / 56.2 SQ.M.



*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.*

**Kennington | 020 7587 0600 | [kennington@winkworth.co.uk](mailto:kennington@winkworth.co.uk)**