



Haverfield House, London, SW9

£400,000 *Leasehold*



This beautifully presented, chain-free Grade II listed Georgian one-bedroom apartment offers over 529 sq.ft of bright, well-proportioned living space. Combining period character with contemporary open-plan living, it provides a spacious and sociable layout that's ideal for entertaining and everyday living. EPC Rating D.

KEY FEATURES

- Grade II listed Georgian building
- Chain free
- 529 sq.ft of living space
- Low service charge and ground rent
- Open-plan entertaining space
- St Mark's Conservation Area
- Moments from Oval Underground Station



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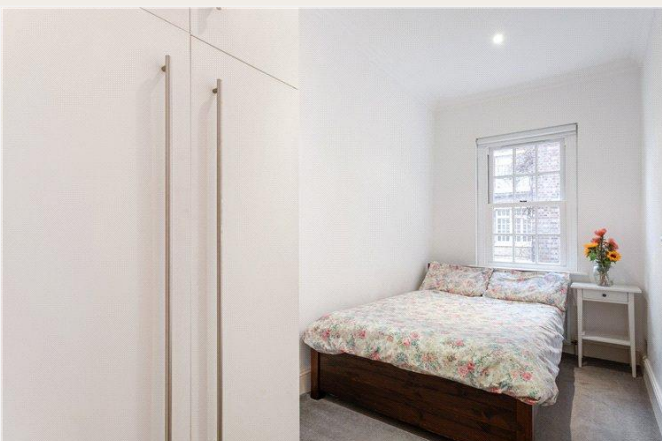
DESCRIPTION

Offering over 529 sq ft of well-proportioned accommodation, the property combines period character with modern open-plan living, providing a spacious and sociable layout that is perfect for entertaining guests while also offering a comfortable space to work from home.

The spacious reception room enjoys excellent natural light and flows seamlessly into the contemporary kitchen, while the generous double bedroom provides ample storage. The apartment is offered in excellent condition throughout.

One of the property's standout features is its exceptionally low annual service charge and ground rent, helping to keep ongoing ownership costs well below many comparable London apartments. The property is also offered chain free.

Perfectly positioned just a short walk from Oval Underground station, the apartment provides quick access to the City, West End and Canary Wharf, while Kennington, Oval and the surrounding neighbourhood offer an excellent selection of cafés, restaurants, pubs and green spaces.





MATERIAL INFO

Tenure: Leasehold

Term: 125 years from 25 March 1996 (94 years and 11 months)

Service Charge: £865 per annum

Ground Rent: £50 per annum (subject to increase)

Local Authority: Lambeth

Council Tax Band: C

EPC rating: D

PARKING

Residents parking permit available from the Lambeth council

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – mains connected

Sewerage – mains connected

Broadband – superfast Broadband

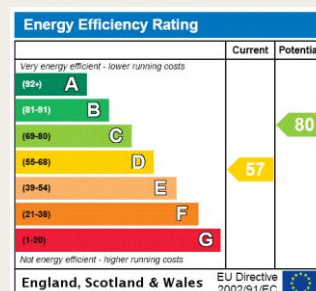
LOCATION

Haverfield House is on Clapham Road which runs from Oval to Clapham and is located moments away from Oval Tube Station. The green open spaces of Kennington Park are just a stone's throw away, along with many local cafes and supermarkets.

DIRECTIONS

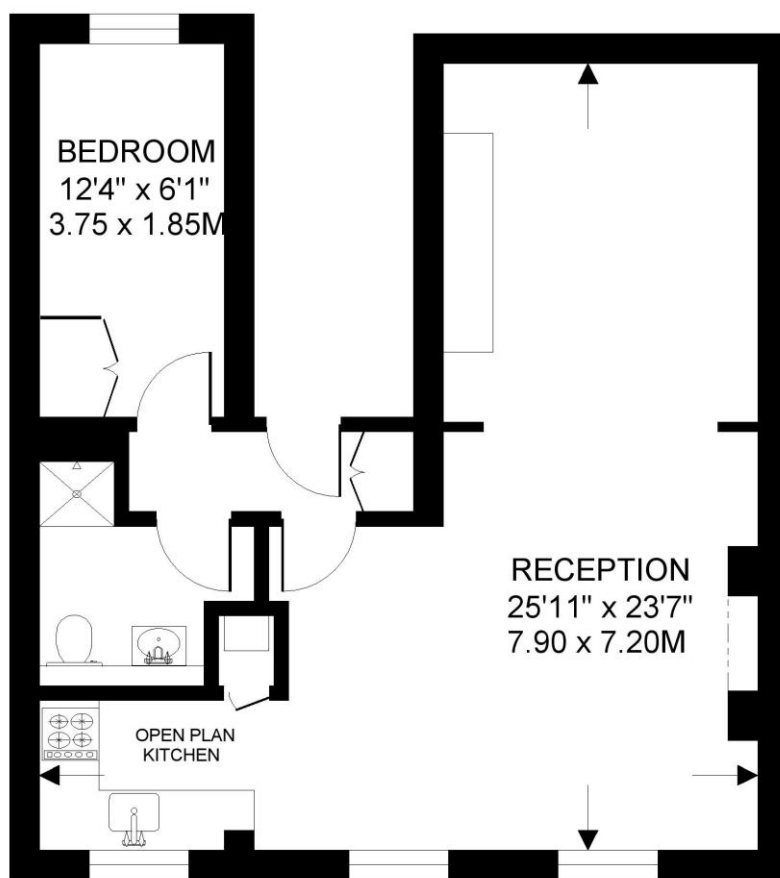
The nearest tube is Oval Underground Station (Northern Line) and is approximately 0.2 miles away. Vauxhall Overground/Underground Stations (Victoria Line and National Rail) are approximately 0.7 miles away. The area is well-served with bus routes into Central London and beyond. There are also Santander cycle docking stations.

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.



HAVERFIELD HOUSE. SW9
1 BEDROOM FLAT

Approximate gross floor area
529 SQ.FT / 49.1 SQ.M.



FIRST FLOOR

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