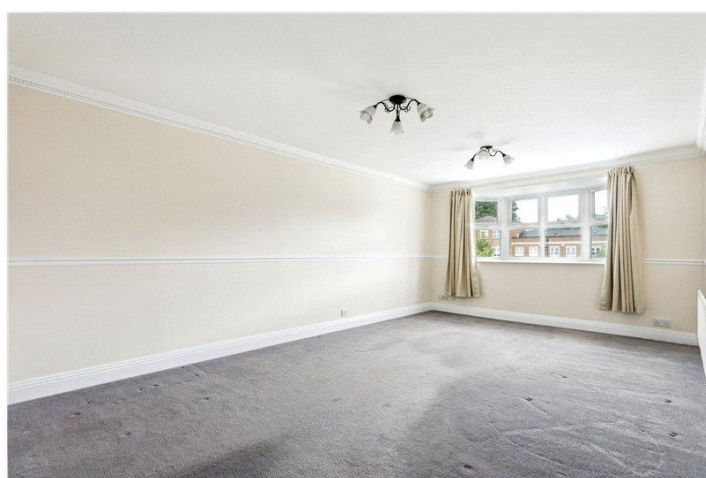




Langton Mews, Langton Road, London, SW9

£455,000 Share of Freehold

A bright and spacious two-bedroom, two-bathroom flat set within a secure, gated development. This first-floor home features a generous living area and comes with its own private parking space. EPC rating B

LOCATION

The development is located within a well-maintained close which is neatly nestled away and just off Langton Road. This central location is a short walk from a choice of local supermarkets, bars and restaurants in Camberwell and Kennington. You are also close to some ever-popular green spaces such as Camberwell Green, Kennington Park and Myatts Field Park.

DESCRIPTION

The flat is located on the first floor of a well-maintained purpose-built development. The building itself forms part of a mews and is accessed via secured gates, which leads to a car park complete with a private parking space and communal gardens to enjoy.

The reception room, just off the kitchen, benefits from a large double glazed Bay window, relatively high ceilings and more than enough space for a large dining table, sofa and chairs.

The separate kitchen has plenty of storage and work top space. There is also room for a washing machine, fridge/freezer and an oven and hob.

The main bathroom is located off the hallway and includes a bathtub with shower overhead, towel rail, W.C., sink with a large mirror, extractor fan, and tiled finishes.

Both bedrooms are carpeted with double glazed windows with pleasant aspects and plenty of space for a double bed. The master bedroom also benefits from a built-in cupboard and an en-suite shower room, comprising a shower, W.C, sink and extractor fan

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

- Service Charge - £1,199 per annum
- Ground Rent - peppercorn
- Council Tax Band - D

UTILITIES

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

LOCAL AUTHORITY

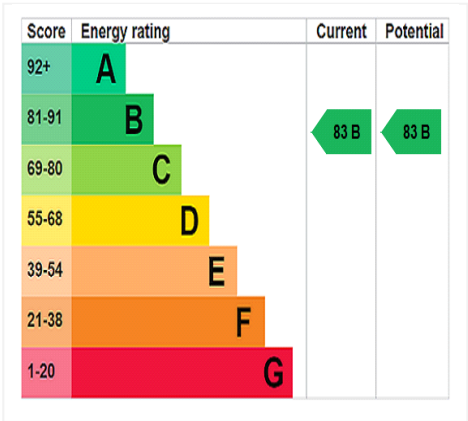
Lambeth

TENURE

Share of Freehold - 999 years from 25 March 2013

DIRECTIONS

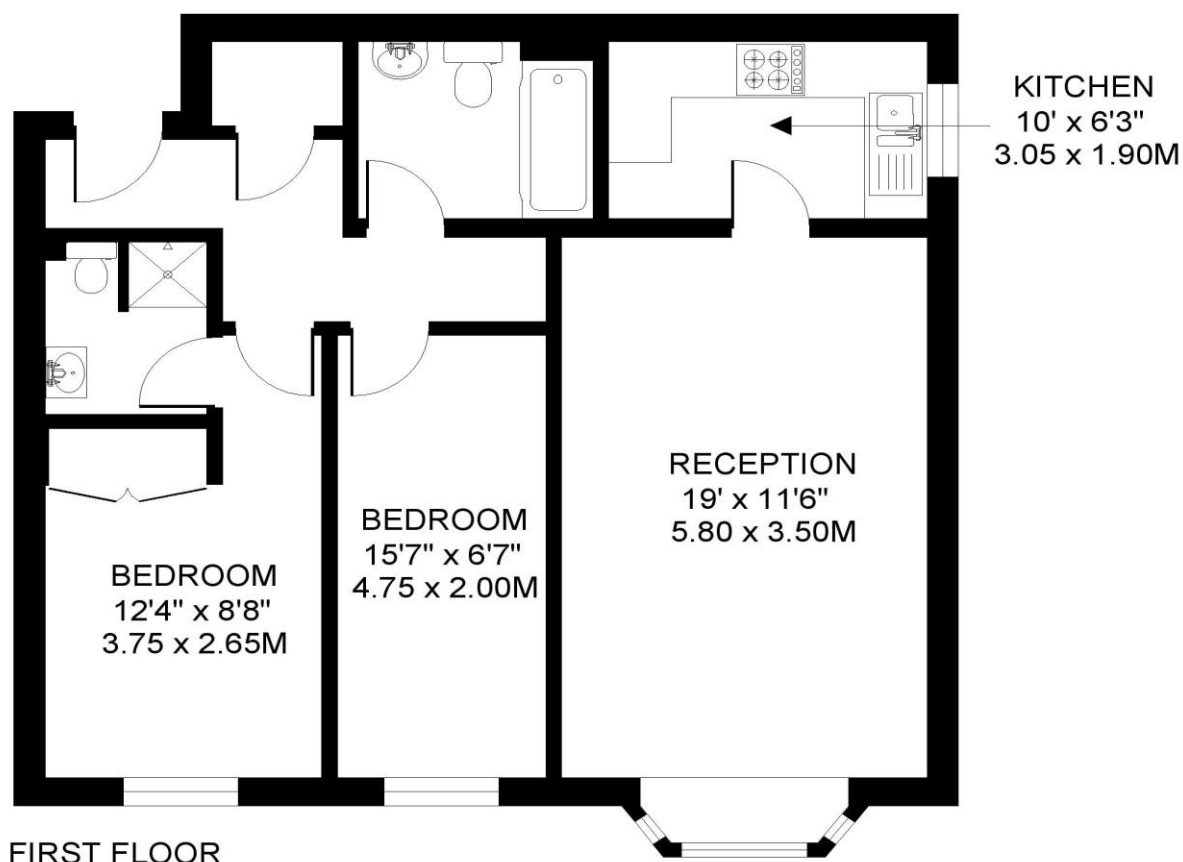
Oval Underground Station (Northern Line) is approximately 0.7 miles away. Clapham Road, Brixton Road and Camberwell New Road all provide a frequent bus service providing access to and from central London and beyond.





LANGTON MEWS SW9
2 BEDROOM FLAT

Approximate gross floor area
700 SQ.FT / 65 SQ.M.



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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.

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