



Rumsey Road, SW9

Offers in excess of £525,000 *Leasehold*

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A brilliant opportunity to acquire a well-maintained three-bedroom split level flat in a charming period conversion. EPC rating D

KEY FEATURES

- Period conversion
- Close to transport
- Split level
- Great location



Kennington

020 7587 0600 | kennington@winkworth.co.uk

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DESCRIPTION

Set within an attractive period conversion on a quiet residential street, this charming three-bedroom split-level flat offers bright, well-proportioned living space combined with character features and modern comfort. With wooden flooring throughout and a thoughtfully arranged layout over two floors, the property provides a warm and stylish home in a highly convenient South London location.

The property opens into a welcoming hallway that leads to a spacious kitchen arranged with ample storage and preparation space, there is plenty of space for a dining table and chairs which makes it a great space for entertaining.

The living room is just off the kitchen and is a generous size with lots of natural light and plenty of space for sofas, a coffee table, tv and any other freestanding furniture you would like. There is also a charming fireplace with bookshelves either side for additional storage.

The property comprises three well-proportioned bedrooms, offering flexibility for families, professionals working from home, or those needing guest accommodation. Each room benefits from good natural light, the two larger bedrooms are on the top floor, these have built in wardrobes and additional eave storage. The bathroom comprises a bath and a sink with a separate shower and w/c.





MATERIAL INFO

Tenure: Leasehold

Term: 189 years (less 3 days) from and including 31 December 1980 (143 years and 10 months)

Service Charge: £1,420.51 per annum (including £720 per annum sinking fund)

Ground Rent: Nil

Local Authority: Lambeth

Council Tax Band: B

EPC rating: D

PARKING

Residents parking permit from the Lambeth council

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Ultrafast

LOCATION

Rumsey Road is located just off Stockwell Road and in between Stockwell and Brixton Underground Stations. There is much to do in this vibrant part of town, from going to the local skate park, to having some food in Pop Brixton. There are also several local amenities, which include local supermarkets, pubs and cafes.

DIRECTIONS

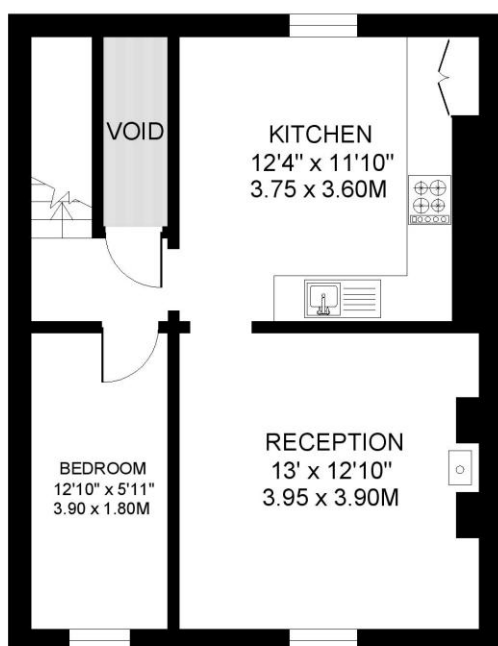
Stockwell Underground Station (Victoria & Northern Line) is approximately 0.5 miles away. Brixton Underground Station is approximately 0.4 miles away. The area is also well served by buses into the City, West End and beyond.

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.

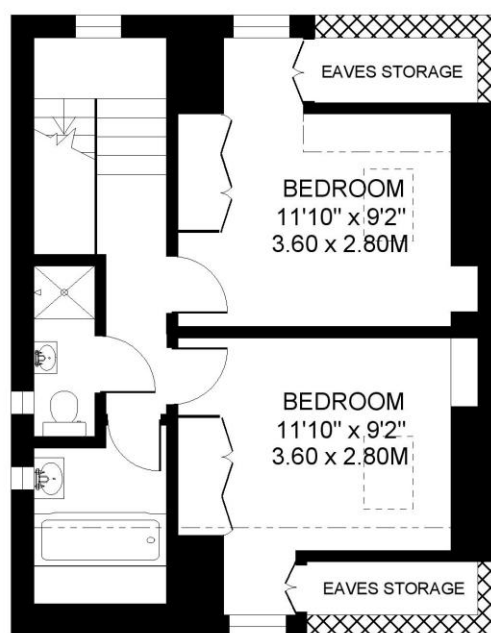
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

RUMSEY ROAD. SW9
3 BEDROOM FLAT

Approximate gross floor area
840 SQ.FT / 78 SQ.M.
Plus eaves storage 37 sq.ft. / 3.4 sq.m.



FIRST FLOOR 452 SQ.FT.



SECOND FLOOR 388 SQ.FT.

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