



Hackford Road, London, SW9

£575,000 Share of Freehold

An excellent opportunity to acquire a three-bedroom share-of-freehold flat, set within a charming Victorian conversion on the sought-after Hackford Road. EPC Rating: C

LOCATION

Ideally situated in Oval, Hackford Road offers a peaceful residential setting nestled between the vibrant Clapham Road and Brixton Road. Residents enjoy easy access to a variety of cafés, eateries, and amenities, with both Oval and Stockwell Underground stations nearby, along with excellent bus connections across London.

DESCRIPTION

Occupying the second and third floors of a well-maintained Victorian conversion, this beautifully presented flat is filled with natural light and character throughout.

Upon entering the second floor, you're greeted by a central hallway providing access to all rooms on this level.

The generous reception room is perfect for both relaxing and entertaining, comfortably accommodating a large sofa and dining area. Period features such as elegant bay windows, wooden flooring, and an ornamental fireplace enhance the room's warmth and charm. Built-in shelving offers both style and practicality. This floor also hosts two bedrooms: one spacious enough for a double bed, wardrobe, or desk, and a second ideal for use as a single bedroom, guest room, or home office.

A smartly presented bathroom serves these rooms, complete with a bath and overhead shower, W.C., and basin with vanity mirror.

To the rear of the property is a dedicated dining room—perfect for hosting or family meals—which flows into a well-appointed kitchen. The kitchen comes fully equipped with a gas hob, oven and extractor fan, fridge freezer, dishwasher, and washing machine.

On the upper floor, the expansive loft-converted bedroom is a true highlight, offering ample space for a large bed and freestanding furniture. Four skylight windows flood the room with natural light, creating a bright and tranquil retreat.

Share of Freehold

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £380 per annum (building insurance only)
Ground Rent - Nil
Council Tax Band - D

PARKING

On-street parking permit available from Lambeth Council

UTILITIES

Electricity – mains connected
Water – mains connected
Heating – gas central heating
Sewerage – mains connected
Broadband – ultrafast broadband

LOCAL AUTHORITY

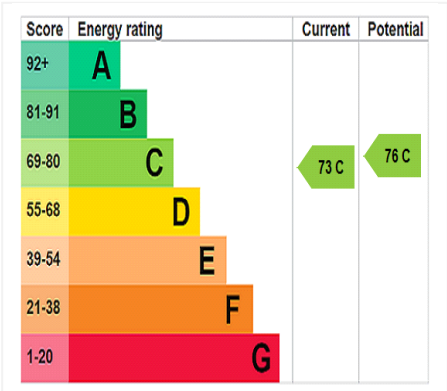
Lambeth

TENURE

Share of Freehold - 999 years (less 20 days) from 29 September 1899

DIRECTIONS

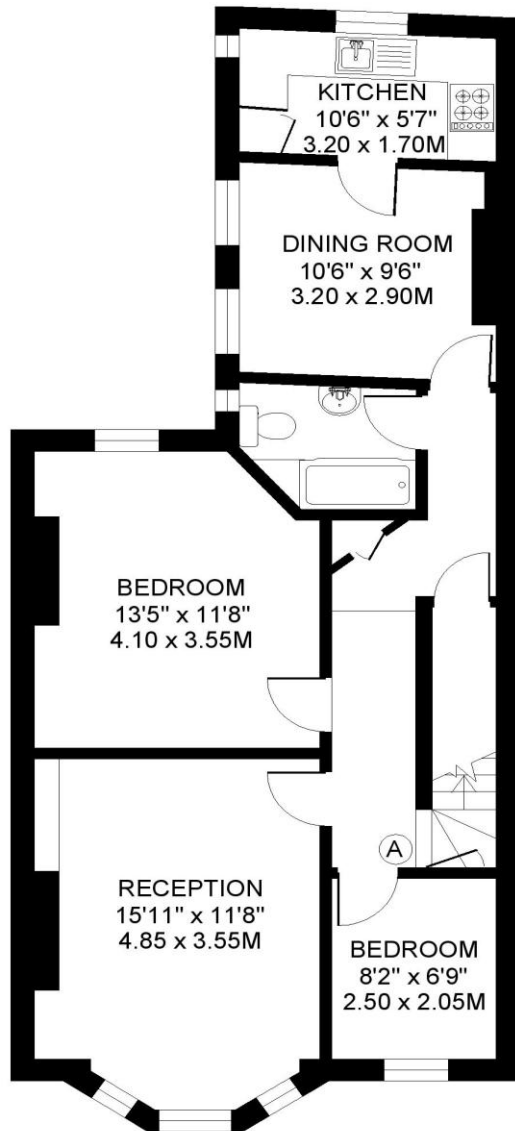
Stockwell Underground Station (Victoria & Northern Line) is approximately 0.6 miles away. Oval Underground Station (Northern Line) is also approximately 0.6 miles away. The area also offers a frequent bus service from both Brixton Road and Clapham Road into central London and the City.



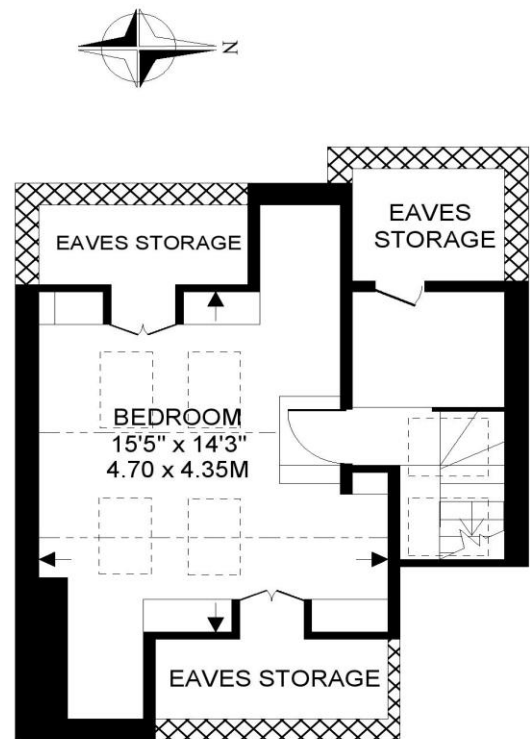


HACKFORD ROAD SW9
3 BEDROOM FLAT

Approximate gross floor area
1034 SQ.FT / 96 SQ.M.
Plus storage 107 sq.ft. / 9.9 sq.m.



SECOND FLOOR 734 SQ.FT.



THIRD FLOOR 300 SQ.FT.

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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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