



Cranworth Gardens, Oval, SW9

£715,000 Share of Freehold

Stunning three-bedroom flat, with a private balcony and impeccably kept communal gardens. Located in a lovely period mansion block, on the ever popular tree lined residential street, Cranworth Gardens. EPC Rating C.

Winkworth

LOCATION

The flat can be found on Cranworth Gardens in Stockwell. The street can be found, nestled between Brixton Road and Hackford Road. Ideally located close to all the local amenities that Oval and Brixton Road have to offer, whilst Little Portugal is also moments away.

DESCRIPTION

Entering the property on the first floor, you are greeted by engineered wood flooring, fantastic ceiling height and a bright hallway. To your immediate left is the second bedroom. A generous room with a wonderful view on the street below. Suitable for a king size bed and fitted with a built-in wardrobe.

Next to the second bedroom, you will find the beautiful reception space. You will immediately notice the charming fireplace and large bay window that let natural light to flood in. A fantastic area to sit and relax, suitable for a couple of large sofas and a coffee table.

The main bedroom can be found opposite the entrance. A fantastic size, suitable for a king-sized bed. It is a beautiful space, with views onto the communal gardens below. There is a built-in wardrobe and plenty of room for further furniture or storage.

Heading down the hallway, the bathroom can be found on the left. Finished to a high quality and tiled throughout with underfloor heating. The bathroom is equipped with a bath & overhead shower, sink and spacious vanity mirror and a W.C. Opposite the bathroom is further storage options.

The kitchen is to the rear of the flat. The space has a homely feel to it, with lovely, tiled flooring and wooden work tops, a great space to enjoy a meal with family or entertain guests. You will find plenty of storage and worktop space as well.

Just off the kitchen, at the rear of the flat is the useful utility room and third bedroom. The third bedroom is a flexible space, perfect for a home office or guest bedroom. You can find access to the private balcony from the utility room.

The communal gardens can be found at the back of the property. Flawlessly maintained and stretching far down the street, it is a wonderful area to enjoy the sunshine and get some fresh air.

LOCAL AUTHORITY

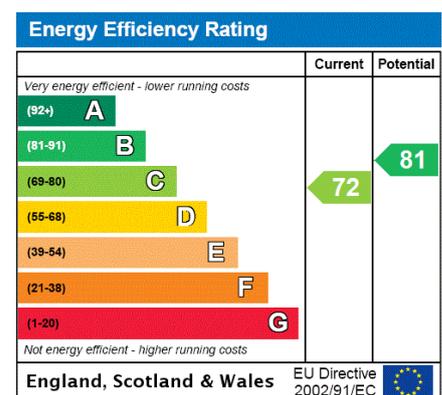
Lambeth, London
Council Tax Band D

TENURE

Share of Freehold - underlying lease of 999 years from March 2020
Ground rent: Nil
Service charge: Circa £1,872 per annum

DIRECTIONS

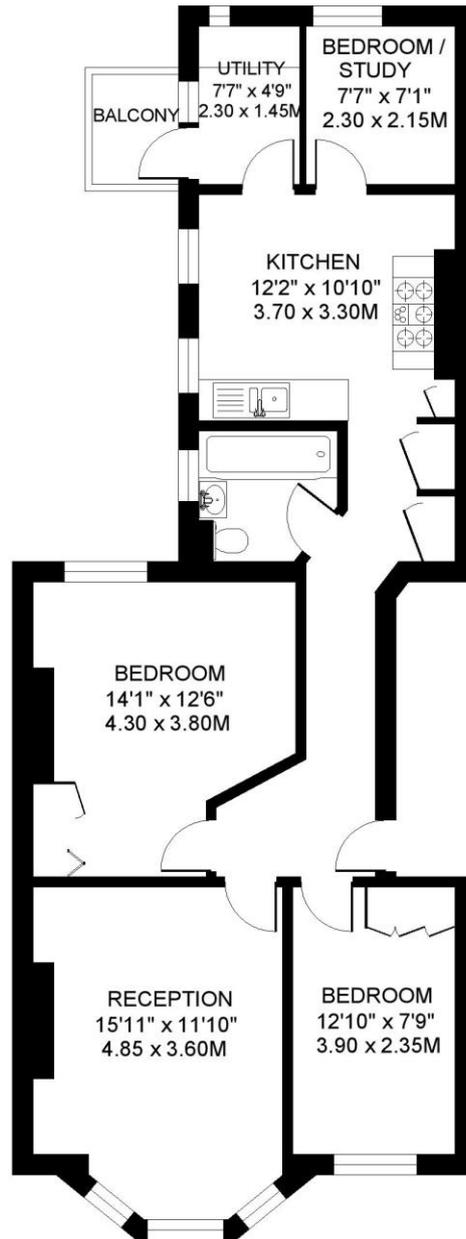
Oval Underground Station (Northern Line) is just over a 10-minute walk away. Stockwell Underground Station (Northern and Victoria Lines) is approximately 0.6 miles away. Brixton Road is also well served with frequent bus services into the City.





CRANWORTH GARDENS. SW9
3 BEDROOM FLAT

Approximate gross floor area
836 SQ.FT. / 77.6 SQ.M.



FIRST FLOOR

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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