



Kennington / Oval Sales, 12 Clapham Road, London SW9 0JG
T 020 7820 4100 E ovalsales@ludlowthompson.com W www.ludlowthompson.com

UNION GROVE STOCKWELL



SOLD

REF: 2302030

3 Bed, Purpose Built Apartment, Private Balcony, Permit Parking

107 Year Lease - First Floor - Chain Free - Over 750 Square Foot - Private Balcony - EPC Rating C

Offered to the market chain free this charming property, lovingly refurbished by the current owners. Located on the first floor, the property comprises; three double bedrooms, bathroom with separate bath and shower, additional WC, fully fitted kitchen serving hatch to the large reception room, access to private balcony. The property also benefits from a 107 year lease. EPC rating C. The building has secure entry and it overlooks well maintained communal gardens. Close to several stations; (0.5 ... [continued below](#))

Train/Tube - Stockwell, Clapham North, Queenstown Road, Clapham Common

Local Authority/Council Tax - Lambeth

Tenure - Leasehold



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Bedroom



Balcony



Bathroom



Reception



Bedroom Alt



Bedroom Two



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Bedroom Three



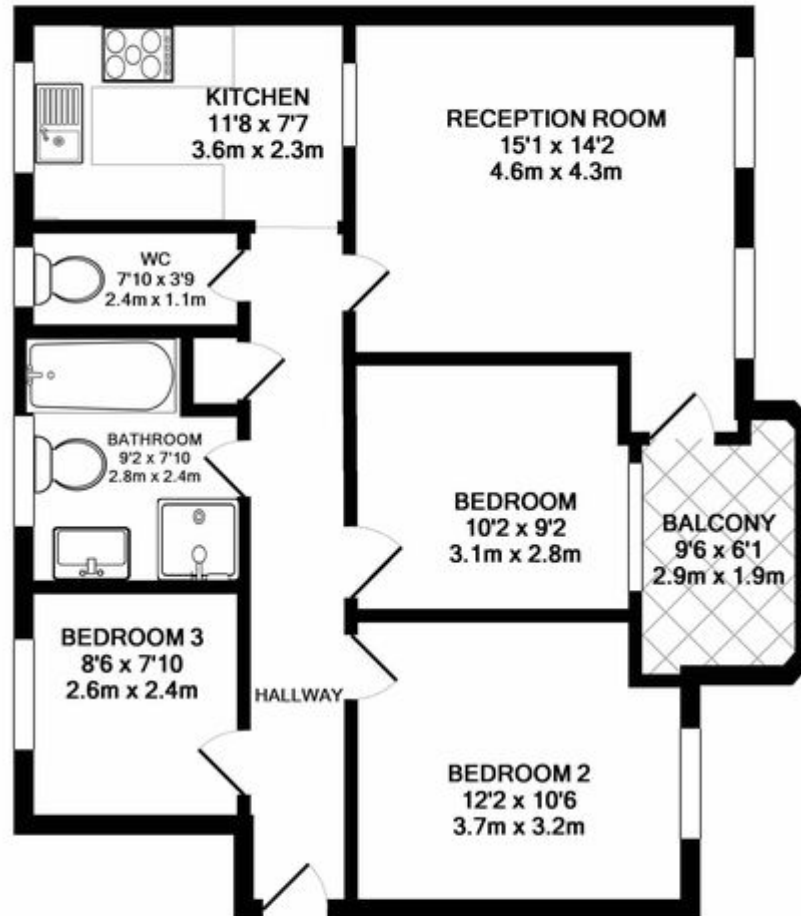
Reception



External



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TOTAL APPROX. FLOOR AREA 753 SQ.FT. (70.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Close to several stations; (0.5 mi) Wandsworth Road Station, (0.6 mi) Stockwell Underground Station and (0.7 mi) Clapham North Underground Station. Call 02078204141 to arrange a viewing.

Bedroom

Balcony

Bathroom

Reception

Bedroom Alt

Bedroom Two

Bedroom Three

Reception

External

Tenure Details

Tenure - Leasehold

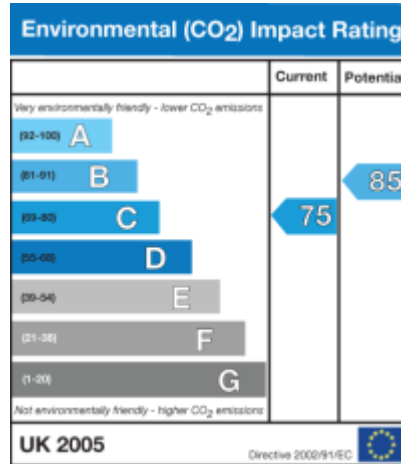
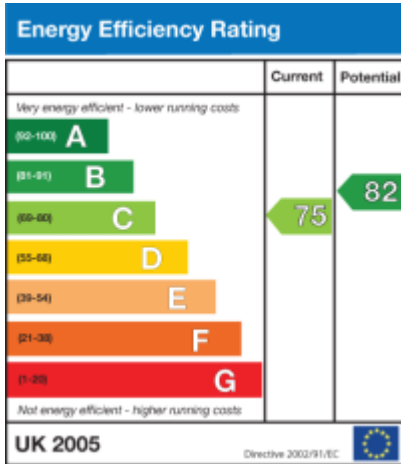
Lease Length - 107 years

Service Charges - £1800 per year

Ground Rent - £10 per year



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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Kennington / Oval Sales Office quoting 2302030

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.