



Kennington / Oval Sales, 4-6 Clapham Road, London SW9 0JG
T 020 7820 4100 E ovalsales@ludlowthompson.com W www.ludlowthompson.com

CLAYLANDS ROAD OVAL



SOLD

REF: 1187542

3 Bed, Period House, Private Garden, Permit Parking

Private Garden - Scope to Extend (stpp) - Viewings available on request - Georgian House - Close to Oval Station - Freehold

Beautiful and rarely available Georgian terraced house, arranged over three floors. Offered Chain Free. The house is spacious at over 1300 sq feet and at the rear is an absolutely stunning landscaped garden. Internally the house comprises; double reception room with the original fireplace and shutters so they can be separated; three double bedrooms; fitted kitchen; dining room ideal for entertaining; large bathroom with the original fireplace. The garden is 51 ft (16m) in length and it has ... **continued below**

Train/Tube - Oval, Vauxhall, Kennington, Stockwell

Local Authority/Council Tax - Lambeth

Tenure - Freehold

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Reception



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Garden



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Kitchen



Dining Room



Main bedroom



Main bedroom



Bedroom 2



Bedroom 3



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Bathroom



Front Patio



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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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The house is spacious at over 1300 sq feet and at the rear is an absolutely stunning landscaped garden.

Internally the house comprises; double reception room with the original fireplace and shutters so they can be separated; three double bedrooms; fitted kitchen; dining room ideal for entertaining; large bathroom with the original fireplace.

The garden is 51 ft (16m) in length and it has been designed to be low maintenance. A good selection of traditional roses grow to both front and back gardens.

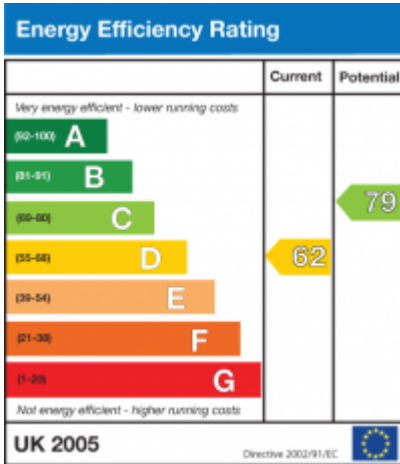
The property is beautiful in its current condition with lots of period features and charm. It also has lots of scope for a buyer to put their stamp on it through remodelling and potential to extend (stpp).

The road is a controlled low traffic zone, meaning it is very peaceful neighbourhood and there is also a great community feel.

Just a few minutes walk to Oval tube, Zone 2 Northern Line and about 10 minutes to Vauxhall, Zone 1 Victoria Line and Rail. Close by are a host of amenities and attractions such the Saturdays farmers market at St Marks, Oval Cricket Ground and Kennington Park.

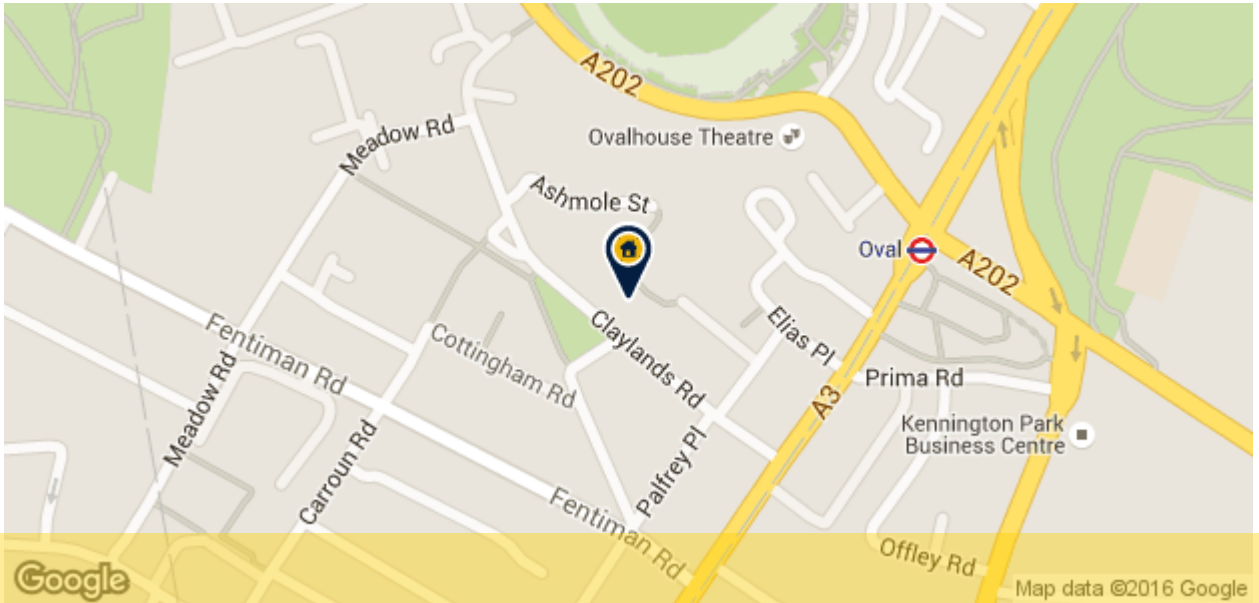


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When you want to view a property through us it helps to bear in mind the following:

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 1187542

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.