



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

LORN ROAD STOCKWELL



SOLD

REF: 1713476

2 Bed, Conversion Apartment, Private Garden

Split Level - Unique Period Conversion - Flexible Living Space - Two Double Bedrooms - Private Garden - Kitchen/Diner

This very impressive Two bedroom Split Level Conversion is set over the Ground and Lower Ground floor, it offers very Flexible living with the option to have the reception/bedrooms on Either Floor. It further benefits from a Large Kitchen/Diner, Private Garden, many Original Features and is ideally located for local transport and amenities, conversions like this are rarely seen in the local area and are very unique, call now to arrange a viewing.

Train/Tube - Stockwell, Loughborough Junction, Brixton, Oval

Local Authority/Council Tax - Lambeth

Tenure - Leasehold

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Garden



Reception



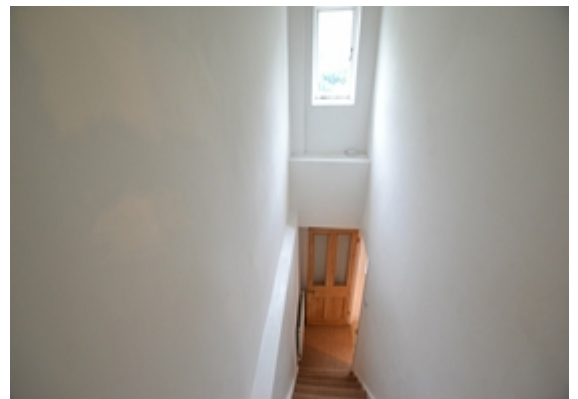
Kitchen/Diner



Kitchen/Diner



Bathroom



Landing



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Bedroom One



Bedroom One



Bedroom Two



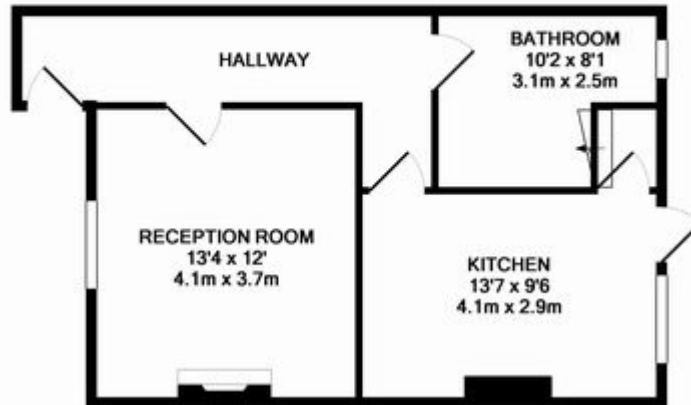
Sash Window



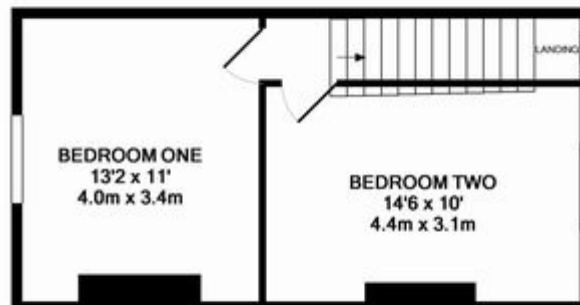
Fireplace



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GROUND FLOOR
APPROX. FLOOR
AREA 460 SQ.FT.
(42.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 323 SQ.FT.
(30.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 783 SQ.FT. (72.7 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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Tenure Details

Tenure - Leasehold

Lease Length - 108 years

Service Charges - £60 per month



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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 1713476

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.