



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

GROVEWAY STOCKWELL



SOLD

REF: 1829984

2 Bed, Conversion Apartment, Private Garden, Permit Parking

Chain free - Sash windows - High ceiling - Vast private garden - Top floor - Period features

Outstanding top floor flat within this detached early Victorian, Neo-Classical house, boasting a vast and well-cared for private garden to the rear. The flat comprises a large kitchen/diner with rustic detail, plenty of storage space and a large sash window overlooking the private gardens. The reception is sizeable, again featuring a large sash window; allowing for lots of natural light, high ceilings and period features such as decorative cornices. The two double bedrooms are large, with high... [continued below](#)

Train/Tube - Oval, Vauxhall, Kennington, Stockwell

Local Authority/Council Tax - Lambeth

Tenure - Leasehold

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Garden



Kitchen



Kitchen alt



Reception



Reception alt



Bedroom 1



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Bedroom 1 alt



Bedroom 2



Bedroom 2 alt



Garden alt



Bathroom



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Unique to this property is a large private garden which features a sweeping lawn area, raised beds; ideal for growing produce, as well as a shed and summer house. A garden of this vast size and with this much potential is a rare find in London.

This property is on Groveway; one of the most sought after and conveniently placed roads in the area. The property is only 8 minutes' walk to Stockwell Tube (Northern and Victoria line) and under 15 minutes to the vibrant shops, markets, bars and music venues of Brixton. The property also benefits from permit parking.

Tenure Details

Tenure - Leasehold

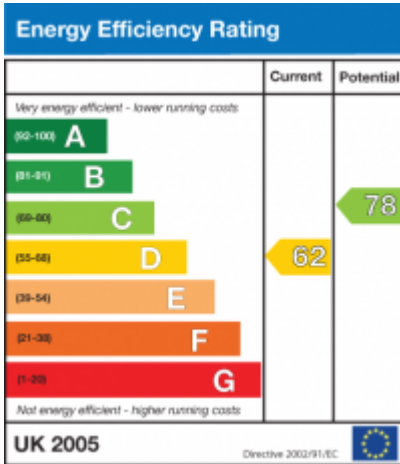
Lease Length - 87 years

Service Charges - £35.91 per month

Ground Rent - £20 per month

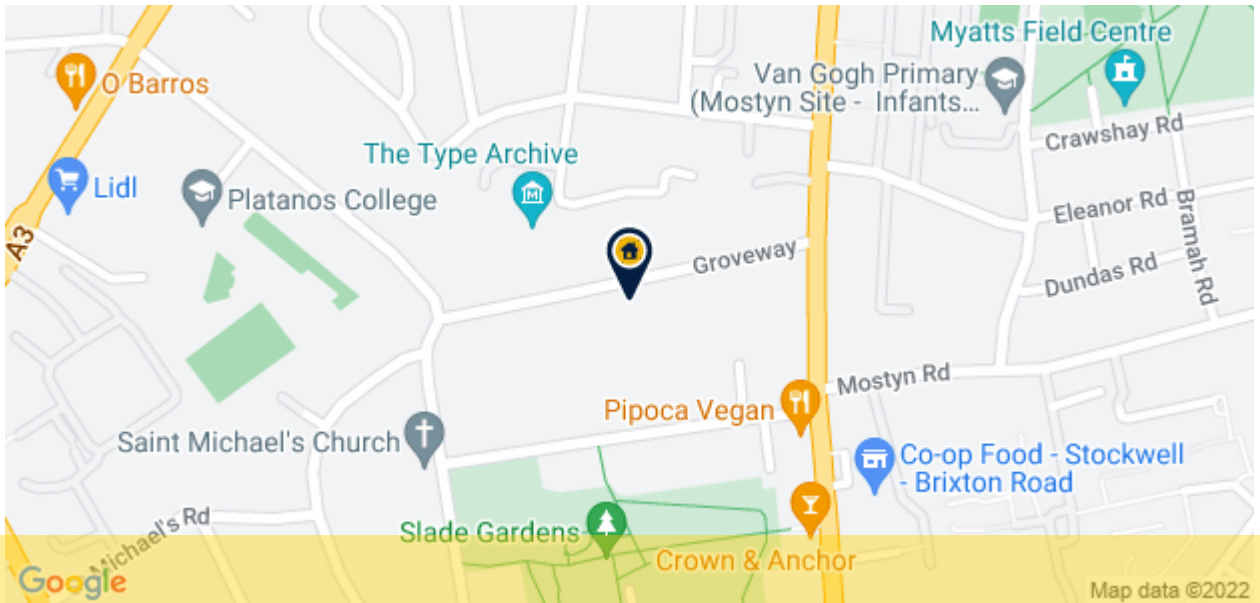


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When you want to view a property through us it helps to bear in mind the following:

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 1829984

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.