



**Kennington / Oval Sales**, 4-6 Clapham Road, London SW9 0JG  
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## LETT ROAD OVAL



**£588,000 FOR SALE**

**REF: 1932370**

### **2 Bed, Purpose Built Apartment, Communal Garden, 1 Underground Parking Space**

**Direct Access to Garden - On site Gym, Shop and Coffee Studio - Underground Parking Space - Duplex Apartment - 8 Mins to Tube - 986 Year Lease**

Split level apartment with an Allocated Underground Parking Space, direct access onto the courtyard and an extremely long lease. The is spacious apartment measures nearly 800 sq feet and is in high decorative order throughout. The ground floor comprises an entrance hall, WC, open plan living area with fully integrated kitchen and patio doors leading onto the communal courtyard and gardens. The first floor comprises of a family bathroom, huge master bedroom and second bedroom. The flat also b... **continued below**

**Train/Tube - Oval, Stockwell, Vauxhall, Loughborough Junction**

**Local Authority/Council Tax - Lambeth**

**Ludlowthompson**



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# LETT ROAD OVAL



Exterior



Bedroom One



Bedroom One



Kitchen



Kitchen/reception



Bedroom Two



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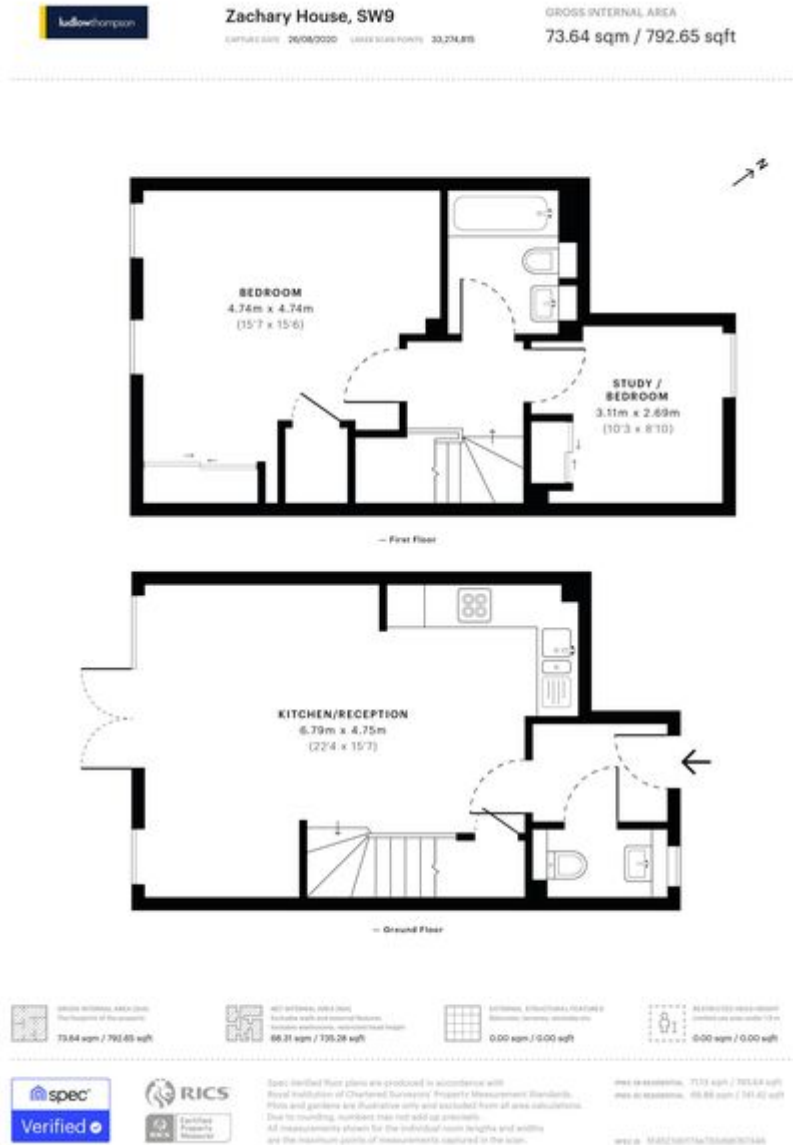
Bathroom



Communal Garden



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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 of furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Split level apartment with an Allocated Underground Parking Space, direct access onto the courtyard and an extremely long lease. The is spacious apartment measures nearly 800 sq feet and is in high decorative order throughout.

The ground floor comprises an entrance hall, WC, open plan living area with fully integrated kitchen and patio doors leading onto the communal courtyard and gardens.

The first floor comprises of a family bathroom, huge master bedroom and second bedroom. The flat also benefits from oak veneer flooring, fitted wardrobes in both bedrooms, video entryphone, and deluxe fittings throughout.

On site is also a popular coffee shop, Tesco and The Gym.

The location is a commuters dream - only 8 minutes walk to Stockwell Underground Station (Victoria & Northern Line) and 10 minutes walk to Oval Underground Station (Northern Line) . The area is also well served with frequent bus services into Central London and beyond. There is lots to do in the area itself including the famous Oval test cricket ground, St Marks Farmers Market on Saturdays, and Brixton for shopping and entertainment.

Approx 793 sq ft / 74 sq m

### Tenure Details

Tenure - Leasehold

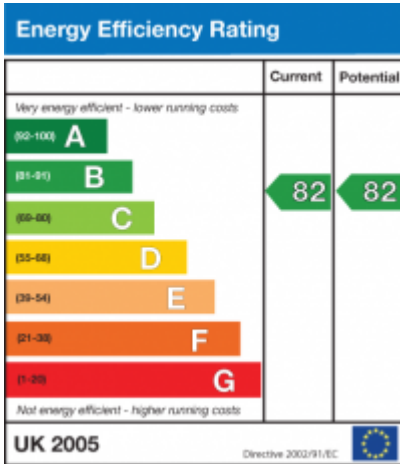
Lease Expires - 983 years

Service Charges - £2190.62 per year

Ground Rent - £350 per year

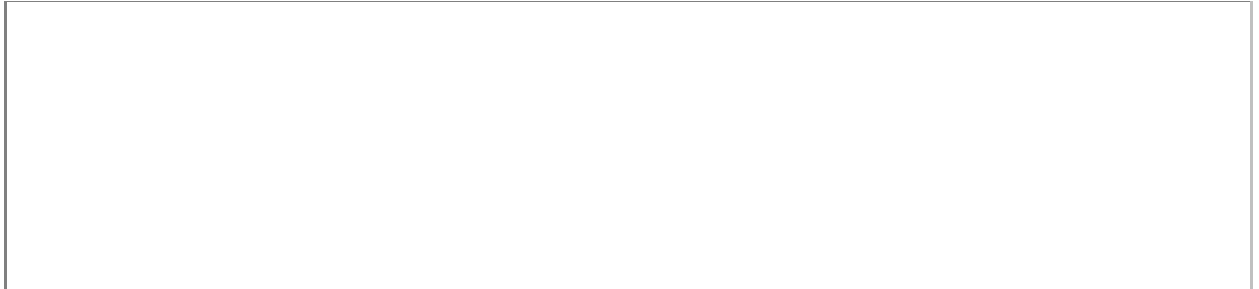


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**CALL 020 7820 4100**

**REF: 1932370**

**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 1932370**

**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.