



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

IRVING GROVE STOCKWELL



SOLD

REF: 2611766

4 Bed, Terraced House, Private Garden, Permit Parking

Period Property - 10 minutes to Brixton - Private Garden - Chain Free - Split Over Three Floors - 4 minutes to Stockwell Station

Beautiful Victorian Freehold House that is arranged over three floors, offering versatile accommodation plentiful in natural light. Offered to the market chain free. On the raised ground floor you are met with a bright and spacious open plan kitchen/reception. The kitchen comes complete with high spec built in appliances, including a double oven/hob and is finished with contemporary units and beautiful wood work tops. The kitchen has a delightful Juliet balcony that overlooks the patio garden.... [continued below](#)

Train/Tube - Stockwell, Clapham North, Brixton, Loughborough Junction

Local Authority/Council Tax - Lambeth

Tenure - Freehold

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External



Reception



Kitchen



Kitchen



Bedroom 1



Bedroom 1



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Bedroom 2



Bedroom 3



Bedroom 3



Bedroom 4



Bedroom 4



Bathroom



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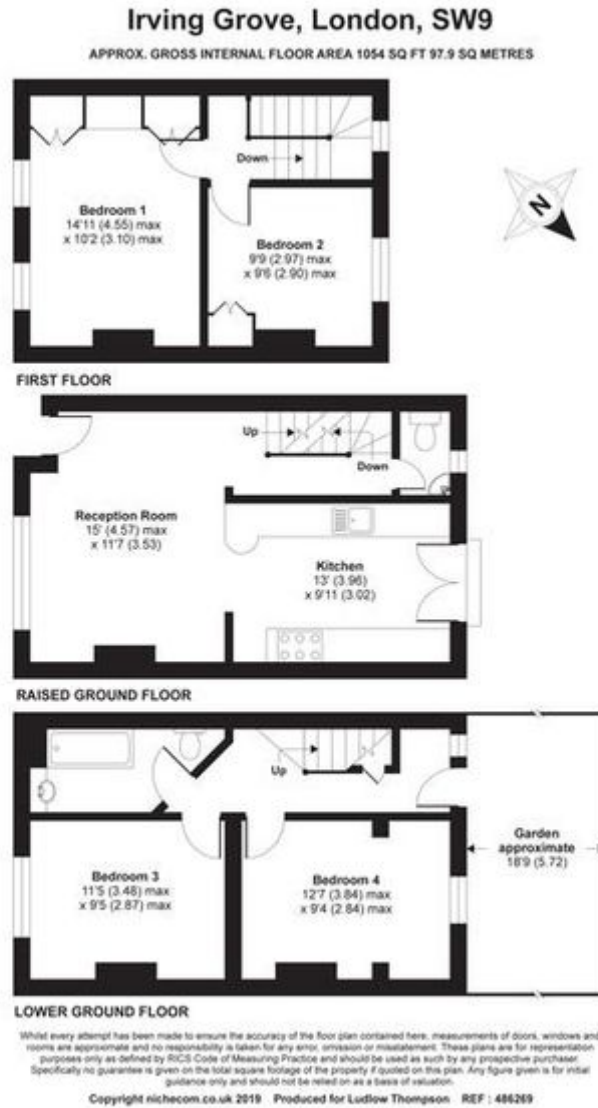
Garden



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



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On the raised ground floor you are met with a bright and spacious open plan kitchen/reception. The kitchen comes complete with high spec built in appliances, including a double oven/hob and is finished with contemporary units and beautiful wood work tops. The kitchen has a delightful Juliet balcony that overlooks the patio garden. The cosy lounge area is separated by a flat arch and handy breakfast bar. Spotlighting and wood flooring enhance this area's luxurious and contemporary feel. There is also a WC on the hall landing.

Lower ground floor accommodation comprises two generously sized double bedrooms, a contemporary bathroom finished with stylish black tiling, a utility area and access to the easy to maintain private patio garden.

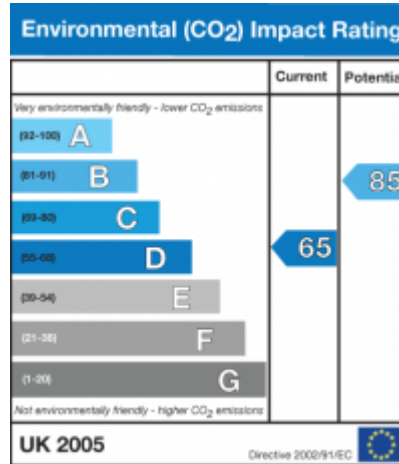
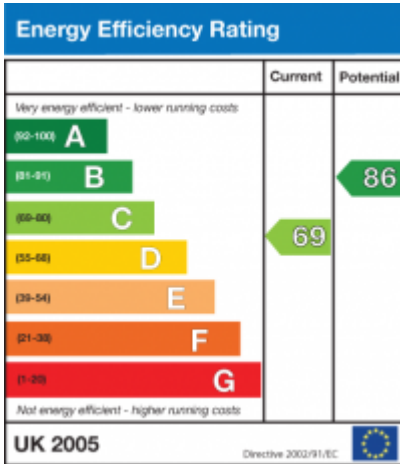
On the first floor you have two further double bedrooms, both with built in storage and loft access. The bedroom to the rear of the house has a beautiful feature brick wall and fireplace alcove, adding to the charm of this property.

The garden is fully paved and low maintenance but has plenty of room to add potted garden or vegetable patch. Currently it is used as an ideal entertaining area with enough space for a BBQ and and large outdoor furniture.

Benefiting from an array of local amenities on Stockwell Road and just a 4 minute walk to Stockwell Underground Station (Northern Line and Victoria Line), there are also many cycle routes from this central location. Nearby Brixton is just a 10 minute walk away, boasting a great selection of restaurants, bars and shops and let's not forget the buzzing Brixton market and the popular music venues



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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 2611766

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.