



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



**SOLD**

**REF: 2625882**

### **2 Bed, Purpose Built Apartment, Private Balcony, 1 Allocated Parking Space**

**Open Plan - Two Bathrooms - Allocated Parking Space Included - Top Floor with lift - Private balcony - Storage**

Top floor modern flat with allocated parking space included! Comprising; large open-plan reception room with fully fitted kitchen; private balcony; master bedroom with ensuite, fitted wardrobes and Juliet balcony; second bedroom with fitted wardrobes and Juliet balcony; main bathroom; storage/utility cupboard. This desirable development boasts secure entry, lifts, economic heating system, bike storage and well kept communal areas. This property is ideally located close to the amenities on Br... [continued below](#)

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

**Local Authority/Council Tax** - Lambeth

**Tenure** - Leasehold

**ludlowthompson**



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# COWLEY ROAD STOCKWELL



Balcony



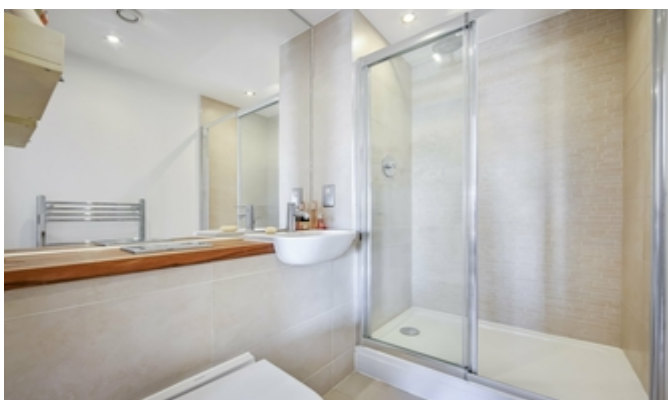
Kitchen



Reception



Bedroom



Ensuite



Bedroom



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## COWLEY ROAD STOCKWELL



Bathroom



Reception

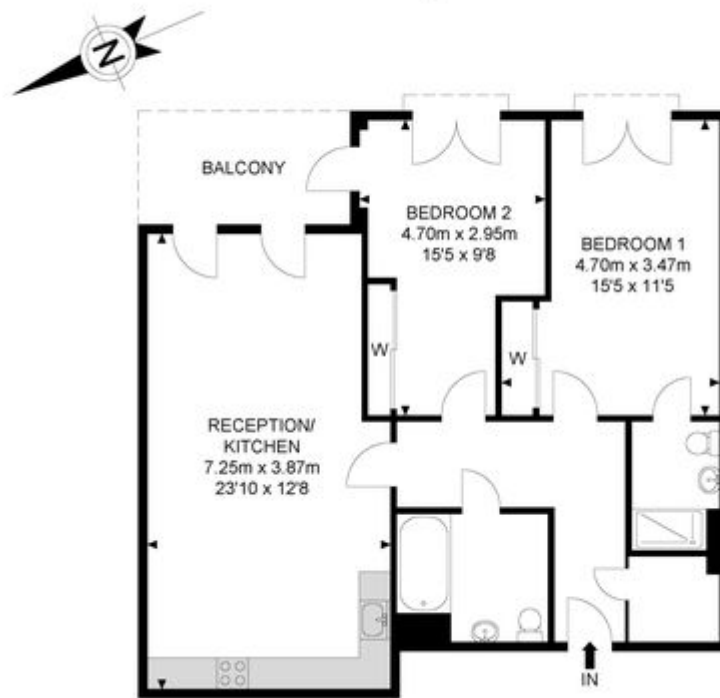




# COWLEY ROAD STOCKWELL



## Cowley Road



5th Floor



APPROX. GROSS INTERNAL FLOOR AREA 780.38 SQ FT / 72.50 SQM

APPROX. GROSS EXTERNAL FLOOR AREA 60.27 SQ FT / 5.60 SQM

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 approximated 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 service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

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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Top floor modern flat with allocated parking space included!

Comprising; large open-plan reception room with fully fitted kitchen; private balcony; master bedroom with ensuite, fitted wardrobes and Juliet balcony; second bedroom with fitted wardrobes and Juliet balcony; main bathroom; storage/utility cupboard.

This desirable development boasts secure entry, lifts, economic heating system, bike storage and well kept communal areas.

This property is ideally located close to the amenities on Brixton Road with Oval (Northern Line) & Stockwell (Victoria & Northern Line) underground stations being a short walk away while also within easy reach of Central London from various Bus links on the Brixton Road as well as the Cycle hire stop located 0.1 mile from the property.

Approx. 780 square ft/ 72 Square m

## Tenure Details

Tenure - Leasehold

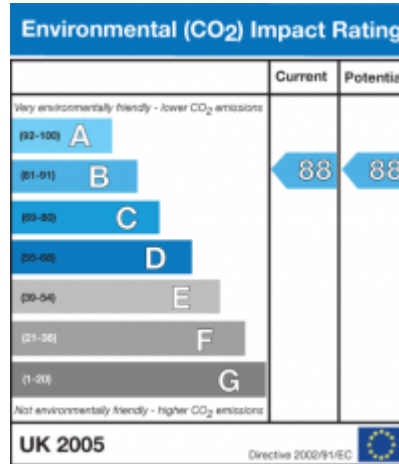
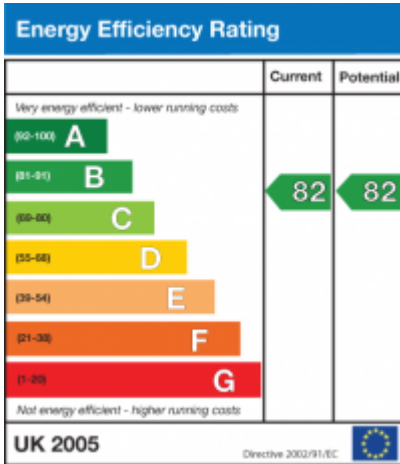
Lease Length - 117 years

Service Charges - £2200 per year

Ground Rent - £350 per year



# COWLEY ROAD STOCKWELL





# COWLEY ROAD STOCKWELL



**CALL 020 7820 4100**

**REF: 2625882**

**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 2625882**

**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.