



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

GOSLING WAY STOCKWELL



SOLD

REF: 2630666

3 Bed, Purpose Built Apartment, Communal Garden, Permit Parking

Fully Fitted Kitchen - Utility Room - Chain Free - Second Floor - Engineered Wood Flooring Throughout - Double Glazing

An outstanding two bedroom apartment with an additional spare room/office. Situated on the second floor of Alvanley House, Gosling Way; offered to the market chain free. Measuring 750 square feet every room is spacious and with dual aspect the property gets sunlight all day round making it very bright and warm. The property offers two double bedrooms all with ample storage, a spare room or office, a three piece bathroom, a utility room with space for a washing machine and dryer, and large rec... [continued below](#)

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

Local Authority/Council Tax - Lambeth

Tenure - Leasehold

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Kitchen



Kitchen



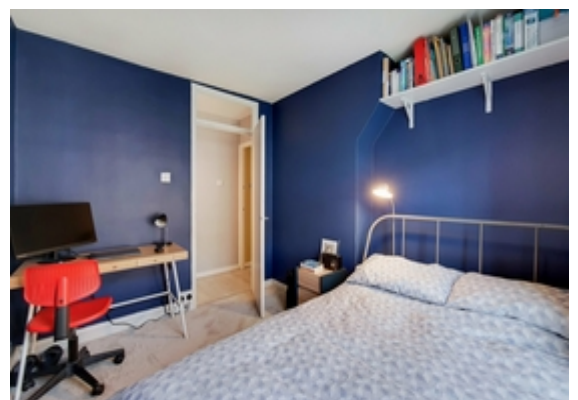
Main Bedroom



Main Bedroom



Bedroom 2



Bedroom 2



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Bedroom 3



Bedroom 3



Reception



Bathroom



Exterior



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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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The property offers two double bedrooms all with ample storage, a spare room or office, a three piece bathroom, a utility room with space for a washing machine and dryer, and large reception leading to a sleek fully fitted kitchen with attractive tiling.

It is situated in a gated community next to the new Oval Quarters Development complete with a supermarket, pharmacy, GP and green spaces. Access to central London is quick and easy via the Northern line at Oval underground station which is conveniently located just a few minutes' walk away. Oval is also home to the world famous Oval test cricket ground and St Marks Farmers Market on Saturdays. It is also a short walk to Stockwell tube for the Victoria line.

Tenure Details

Tenure - Leasehold

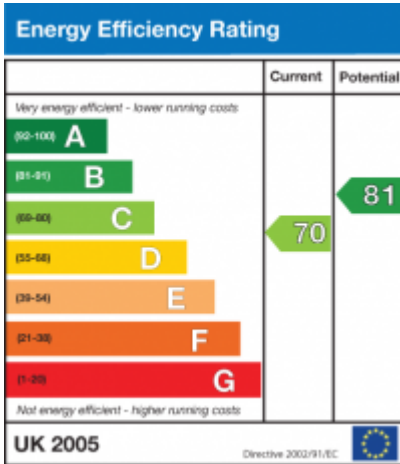
Lease Expires - 93 years

Service Charges - £96.89 per month

Ground Rent - £10 per year

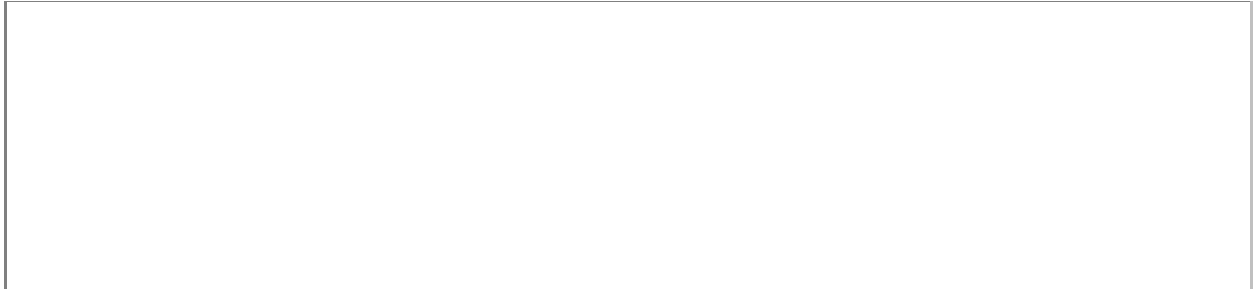


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CALL 020 7820 4100

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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 2630666

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.