



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

HACKFORD ROAD OVAL



£600,000 FOR SALE - CHAIN FREE

REF: 2632018

2 Bed, Conversion Apartment, Private Terrace, Permit Parking

Chain- free - Short walk to local amenities - Long lease - Beautiful Private Terrace - Beautifully finished throughout - 12 minutes' walk to Stockwell (North & Vic)

Stunning first floor period apartment with a breath-taking PRIVATE TERRACE. Superbly located only about a 10 minute walk to either Stockwell or Oval tube stations giving access to the Northern and Victorian lines. Boasting a spacious and light reception with a large bay window allowing in plenty of natural light. The wooden flooring and period feature fire-place bring real character to this space. It also offers ample cupboard and shelf storage. The fully fitted kitchen has been decorated to an... [continued below](#)

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

Local Authority/Council Tax - Lambeth

Tenure - Leasehold

ludlowthompson



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Terrace



Reception



Kitchen



Kitchen



Main bedroom



Main bedroom



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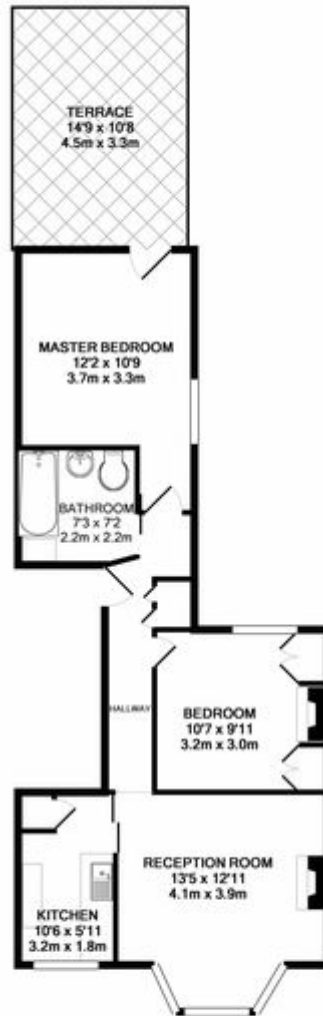
Bedroom 2



Bathroom



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HACKFORD ROAD
TOTAL APPROX. FLOOR AREA 635 SQ.FT. (59.0 SQ.M.)

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 approximate 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 services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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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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Stunning first floor period apartment with a breath-taking PRIVATE TERRACE. Superbly located only about a 10 minute walk to either Stockwell or Oval tube stations giving access to the Northern and Victorian lines.

Boasting a spacious and light reception with a large bay window allowing in plenty of natural light. The wooden flooring and period feature fire-place bring real character to this space. It also offers ample cupboard and shelf storage. The fully fitted kitchen has been decorated to an exceptionally high standard with white Corian worktops, induction hobs and stylish splash back and metro tiles.

The master bedroom is spacious and its patio doors open onto the private terrace. This private outdoor space is such a unique find in London; offering a fantastic spot for entertaining and alfresco dining. The second bedroom is also well-sized, with built-in wardrobes and a large sash window allowing in plenty of natural light. The bathroom has been stunningly decorated with a sea-blue splashback from floor to ceiling.

Other benefits include wood flooring, sash windows, permit parking, and plenty of built in storage. Offered chain-free.

Viewings are available, to arrange please contact the sales team

Tenure Details

Tenure - Leasehold

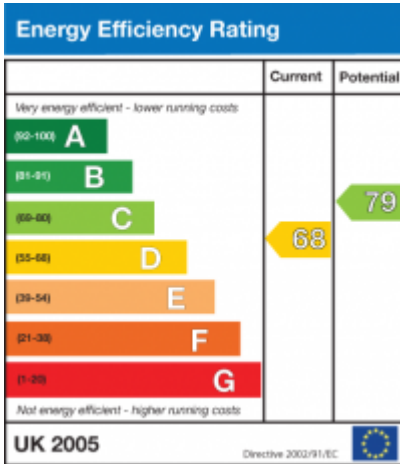
Lease Length - 121 years

Service Charges - £1318 per year

Ground Rent - £400 per year



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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 2632018

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.