



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

COWLEY ROAD STOCKWELL



SOLD

REF: 2649166

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

Private Balcony - Ensuite - Moments From Brixton Road - Two Double Bedrooms - Two Juliette Balconies - Amazing Location

Delightful, two bedroom, two bathroom apartment; located a 2 minute walk from Brixton Road. Boasting a private balcony and two juliette extra balconies. Offered chain free and with a secure parking space. This spacious third floor property is over 790 sq ft, and is light and bright. It comprises; a large, modern open-plan kitchen / reception, leading out to a lovely spacious balcony; two double bedrooms, both boasting juliette balconies, one of them has access into the balcony and the other in... [continued below](#)

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

Local Authority/Council Tax - Lambeth

Tenure - Leasehold

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Balcony



Reception / Kitchen



Reception / Kitchen



Bedroom 1



Bedroom 1



Ensuite



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Bedroom 2



Bedroom 2



Bathroom



Hallway



Exterior



Exterior

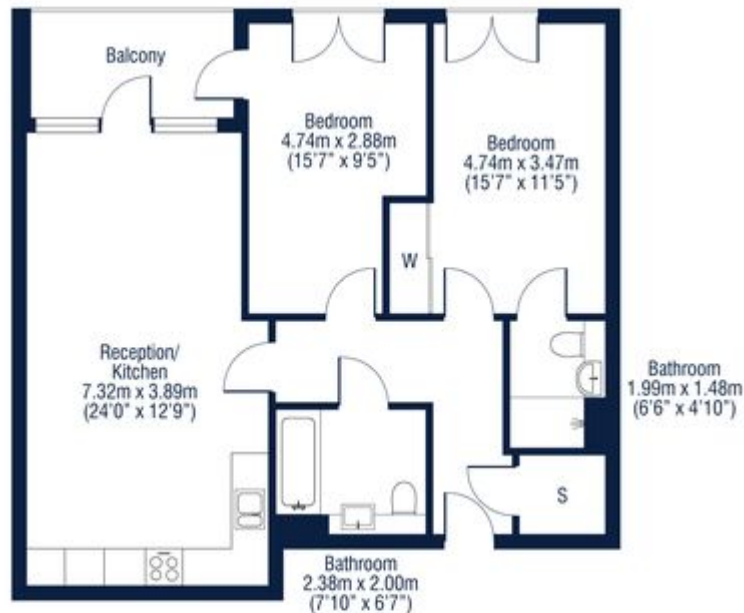


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Cowley Road, SW9

Approx. Gross Internal Area = 73.9sqm / 795.5sqft



Third Floor



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

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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This spacious third floor property is over 790 sq ft, and is light and bright. It comprises; a large, modern open-plan kitchen / reception, leading out to a lovely spacious balcony; two double bedrooms, both boasting juliette balconies, one of them has access into the balcony and the other includes an ensuite shower room; a contemporary family bathroom; built-in storage. The apartment enjoys a stylish modern finish, with superb kitchen and bathroom fittings; the rooms are spacious and get flooded with natural light through the floor to ceiling windows..

Located minutes from the amenities rich Brixton Rd, Eythorne Park and Myatt's Fields Park. Brixton station (Northern / Southeastern rail), Stockwell tube (Northern / Victoria) and Loughborough Junction station (Thameslink) are 0.8 mile away. Kennington Park and The Oval are also within walking distance. Near by you will find plenty of local amenities, including gastropubs, restaurants, supermarkets, bus links and green spaces.

Tenure Details

Tenure - Leasehold

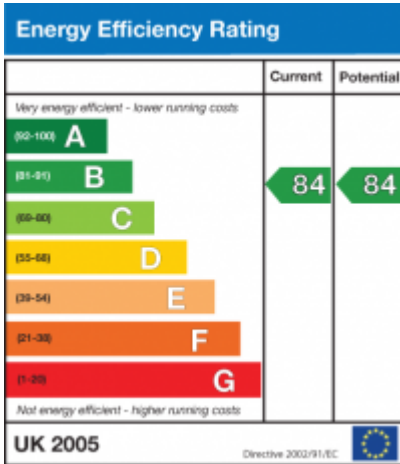
Lease Length - 116 years

Ground Rent - £350 per year

Service Charges - £2200 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 2649166

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.