



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

LETT ROAD OVAL



£650,000 FOR SALE

REF: 2663800

2 Bed, Purpose Built Apartment, Private Balcony & Communal Garden, 1 Underground Parking Space

Extremely Long Lease - 945 sq feet - Underground Allocated Parking Space - Two Bathrooms - Split Level - Built in Wardrobes

Top floor, split level apartment with allocated underground parking and private balcony overlooking The Printworks development. This spacious apartment measures nearly 1,000 sq. ft. and is in high decorative order throughout. The open plan living area spans the top floor with floor to ceiling windows on one side and a balcony on the other, flooding the room with light. The space includes a fully integrated kitchen with Smeg appliances, large dining area and generous lounge space. The entrance ... **continued below**

Train/Tube - Oval, Stockwell, Vauxhall
Local Authority/Council Tax - Lambeth

Tenure - Leasehold

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Exterior



Main Bedroom



Ensuite



Second Bedroom



Main Bathroom



Kitchen/Reception



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Kitchen/Reception



Kitchen/Reception



Balcony



Communal Garden



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ludlowthompson **Zachary House, SW9** **GROSS INTERNAL AREA**
CAPTURE DATE 12/11/2020 LATEST SURVEY DATE 4,211,572 **87.83 sqm / 945.39 sqft**



GROSS INTERNAL AREA (GIA) As per the R.I.C.S. Code of Measurement Practice 87.83 sqm / 945.39 sqft	NET INTERNAL AREA (NIA) Excludes walls and structural features Includes balconies, unenclosed terraces 81.63 sqm / 878.66 sqft	STRUCTURAL FLOOR AREA Excludes balconies, terraces etc. 3.81 sqm / 41.01 sqft	EXCLUDED BALCONY AREA Excludes balconies, terraces etc. 0.00 sqm / 0.00 sqft
		<small>Specs Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and graphics are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurement captured in the scan.</small>	

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, split level apartment with allocated underground parking and private balcony overlooking The Printworks development.

This spacious apartment measures nearly 1,000 sq. ft. and is in high decorative order throughout. The open plan living area spans the top floor with floor to ceiling windows on one side and a balcony on the other, flooding the room with light. The space includes a fully integrated kitchen with Smeg appliances, large dining area and generous lounge space. The entrance level (fourth floor) comprises of a master bedroom with ensuite, a second double bedroom and main bathroom. The flat benefits from oak veneer flooring, fitted wardrobes in both bedrooms, and premium fittings throughout. The building has secure entry and a lift, whilst the development boasts an on-site coffee shop, Tesco and The Gym. There is an extremely long lease with 985 years remaining.

The location is ideal for commuting - only 8 minutes' walk to Stockwell Underground Station (Victoria & Northern Line) and 10 minutes' walk to Oval Underground Station (Northern Line). The area is also well served with frequent bus services into Central London and beyond. Lots to do in the area itself including the famous Oval test cricket ground, St Marks Farmers Market on Saturdays, and Brixton & Clapham nearby for shopping and entertainment.

Call 020 7820 4141 to view or for more information.

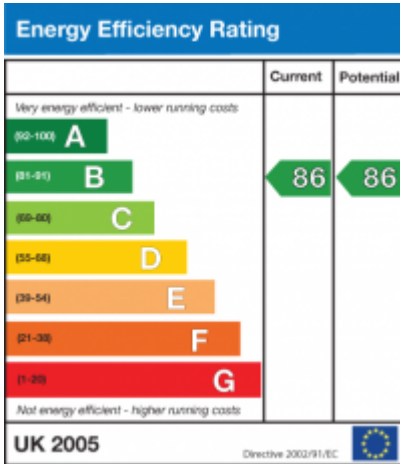
Tenure Details

Tenure - Leasehold

Lease Length - 986 years

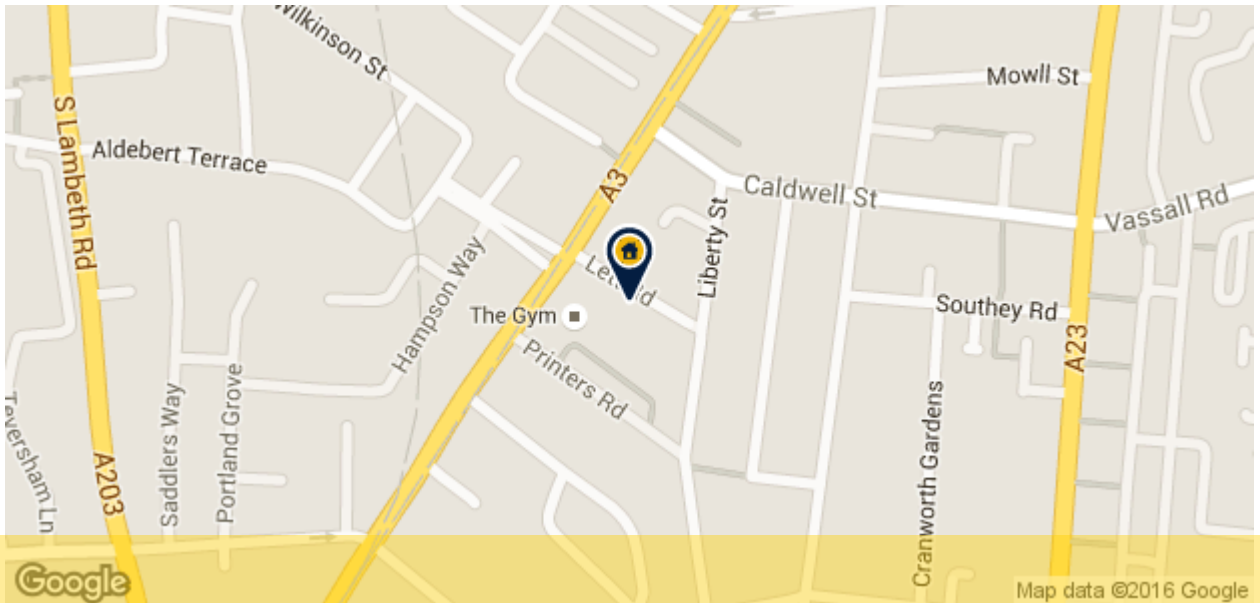


LETT ROAD OVAL





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CALL 020 7820 4100

REF: 2663800

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 2663800

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.