



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

CLAPHAM ROAD OVAL



SOLD

REF: 2780592

2 Bed, High Rise Apartment, Private Balcony, Permit Parking

Concierge - Private balcony - CASH BUYERS ONLY - 7 minutes' walk to Oval Station - Tenant Managed - Split-level

Immaculately kept development, Holland Rise House is a very popular building, as it is extremely well run by the TMO with a real community feel. **BRIGHT AND SPACIOUS FLAT** close by to stations. Split-level property offering a private balcony, superbly located 7 minutes' walk to Oval Station (Northern Line) and the popular Kennington Park. The property offers a large family kitchen with space for a dining table. It opens up onto a private balcony with stunning views over London- a great spot fo... **continued below**

Train/Tube - Oval, Stockwell, Vauxhall, Kennington

Local Authority/Council Tax - Lambeth

Tenure - Leasehold

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Reception



Kitchen / Dining Room



Reception



Balcony



Main Bedroom



Main Bedroom



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Bedroom 2



Bedroom 2



Bathroom



Exterior



Concierge



Communal Area



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ludlowthompson **Holland Rise House, SW9** **GROSS INTERNAL AREA**
 CAPTURE DATE: 13/03/2021 LATEST SURVEY POINTS: 2,881,086 **78.37 sqm / 843.57 sqft**

— Eighteenth Floor

— Seventeenth Floor

GROSS INTERNAL AREA (GIA) Per the RICS Code of Measurement Practice 78.37 sqm / 843.57 sqft	NET INTERNAL AREA (NIA) Excludes walls and structural features Includes windows, doors and stairs 70.31 sqm / 756.81 sqft	STRUCTURAL FLOOR AREA Includes structural elements 4.38 sqm / 47.03 sqft	BALCONY AREA Per the RICS Code of Measurement Practice 3.04 sqm / 32.92 sqft
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Specified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and figures 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 measurements captured in the scan.

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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Immaculately kept development, Holland Rise House is a very popular building, as it is extremely well run by the TMO with a real community feel.

BRIGHT AND SPACIOUS FLAT close by to stations.

Split-level property offering a private balcony, superbly located 7 minutes' walk to Oval Station (Northern Line) and the popular Kennington Park.

The property offers a large family kitchen with space for a dining table. It opens up onto a private balcony with stunning views over London- a great spot for a morning coffee and a potted garden. The reception room is spacious and its large windows offer plenty of natural light. Both bedrooms are generously sized and conveniently contains fitted in-built wardrobes. Its bathroom is well-sized and features beautiful tiling.

There is a concierge service and both heating and hot water are included! It has very good amenities, such as communal garden and communal spaces, which can be used and booked for example, birthdays. They even have excursions for pensioners and kids arranged by the building committee and management and many other things.

Please see more information: <http://www.hollandriseandwhitebeam.org.uk/> The property is located in the heart of the Oval area within easy reach of the local shops and amenities. It is also a hot spot for investors as its within the Nine Elms regeneration project.

Tenure Details

Tenure - Leasehold

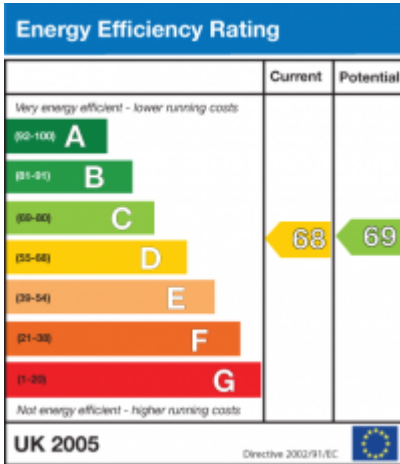
Lease Expires - 112 years

Service Charges - £3192.60 per year

Ground Rent - £10 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 2780592

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.