



**Kennington / Oval Sales**, 4-6 Clapham Road, London SW9 0JG  
T 020 7820 4100 E [ovalsales@ludlowthompson.com](mailto:ovalsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## STOCKWELL ROAD STOCKWELL



**SOLD**

**REF: 2780734**

### **2 Bed, Complex Apartment, Permit Parking**

**Two Genuine Double Bedrooms - 2 Minutes From Clapham Road - Secure Bike Storage on site - Opposite Stockwell Tube - Modern Open-Plan Kitchen / Reception - Close To Local Amenities**

Spacious, Bright, Two Bedroom Apartment Across The Road From Stockwell Tube Station (Northern/Victoria Line), Offered Chain Free. Located on the top floor of this recently built block boasts secure video entry, secure bike storage and off street permit parking available. Comprising of a large, modern open plan kitchen/reception, two generous double bedrooms, a modern bathroom and built-in storage. The windows cover most of the length of the wall so it lets in lots of natural light. The prop... **continued below**

**Train/Tube** - Stockwell, Clapham North, Brixton, Oval, Vauxhall

**Local Authority/Council Tax** - Lambeth

**Tenure** - Leasehold

**ludlowthompson**



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# STOCKWELL ROAD STOCKWELL



Bedroom 1



Bedroom 1



Hallway



Bathroom



Bedroom 2



Bedroom 2



# STOCKWELL ROAD STOCKWELL



Hallway



Reception / Kitchen



Reception / Kitchen



Reception / Kitchen



Reception / Kitchen



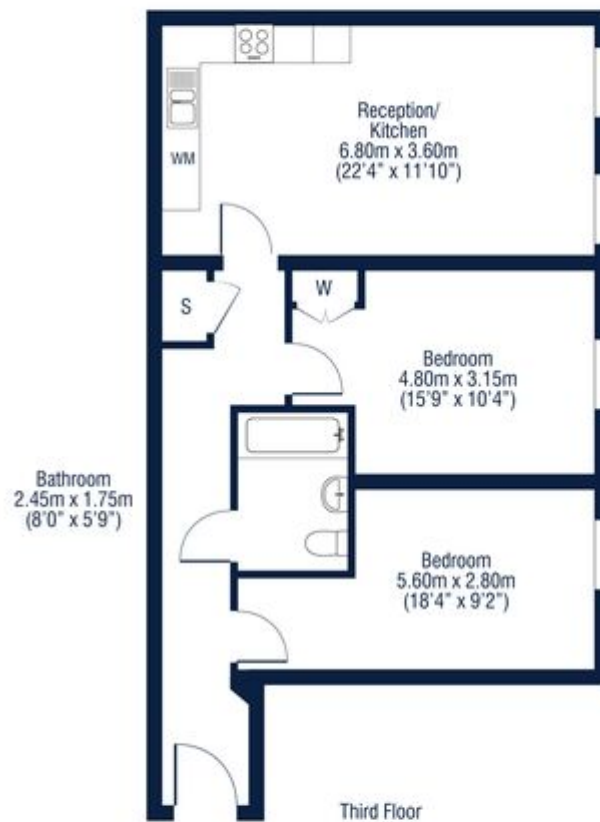
Exterior



# STOCKWELL ROAD STOCKWELL



**Yates Court, Stockwell Road, SW9**  
Approx. Gross Internal Area = 72.0sqm / 775.0sqft



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.



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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Spacious, Bright, Two Bedroom Apartment Across The Road From Stockwell Tube Station (Northern/Victoria Line), Offered Chain Free.

Located on the top floor of this recently built block boasts secure video entry, secure bike storage and off street permit parking available.

Comprising of a large, modern open plan kitchen/reception, two generous double bedrooms, a modern bathroom and built-in storage. The windows cover most of the length of the wall so it lets in lots of natural light.

The property benefits from being very close to the tube and on the corner of Stockwell Road and Clapham Road with numerous bus routes, yet the flat is very quiet as its faces on a tree lined pedestrianized part of the estate. Brixton Centre is also just over 10 minute walk and offers vibrant markets, music venues and trendy bars and restaurants. Also located on the cycle super highway.

Near by is a plethora of Little Portugal Amenities and outing destinations. Restaurants, gastroubs, supermarkets and transport links are within short walkibg distance. Just a 2 minute walk from Sticwell tube, which takes you directly into the City. Surrounded by green spaces, including Slade Gardens and Larkhall Park which are less than 10 minutes away.

## Tenure Details

Tenure - Leasehold

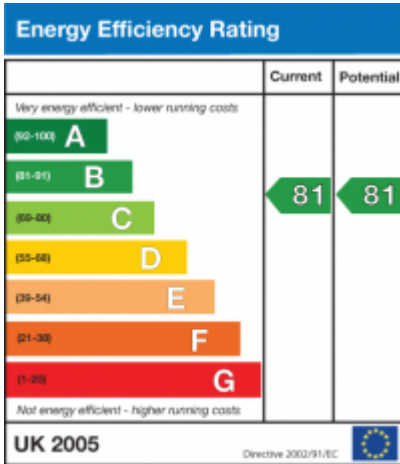
Lease Length - 113 years

Ground Rent - £250 per year

Service Charges - £464 per year



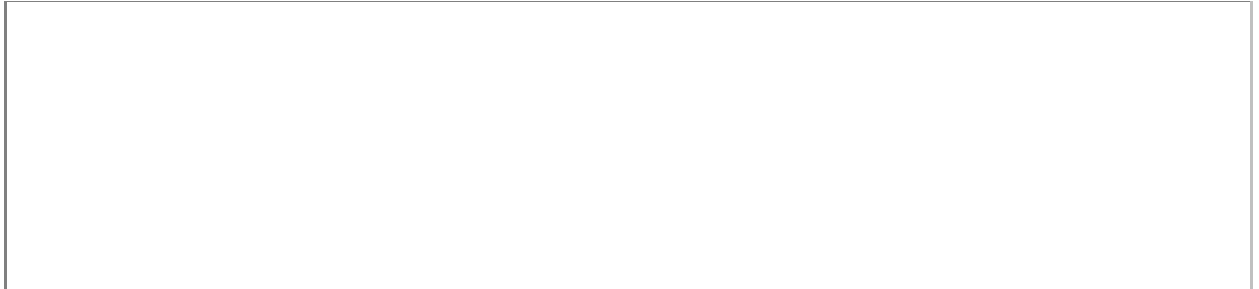
# STOCKWELL ROAD STOCKWELL







## STOCKWELL ROAD STOCKWELL



**CALL 020 7820 4100**

**REF: 2780734**

**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 2780734**

**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.