



**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)

## CLAPHAM ROAD STOCKWELL



**£635,000 FOR SALE**

**REF: 2785644**

### **2 Bed, Purpose Built Apartment, Private Terrace & Communal Garden**

5 Minutes to Stockwell - New in 2018 - Approx 970 sq feet - Close to Clapham North - Private Lateral Terrace - Two Bathrooms

An absolutely beautiful property at nearly 1000 sq feet across one floor with a LONG PRIVATE TERRACE spanning the entire width of the apartment. Built in 2018, the apartment has been kept in immaculate condition by the current owners. The very spacious open plan reception boasts a fully integrated kitchen with Siemens appliances, deluxe worktop and splashback. Both bedrooms are king size rooms; the master bedroom has an en-suite and there is an additional family bathroom. Both bathrooms are ful... [continued below](#)

**Train/Tube** - Stockwell, Clapham North, Brixton, Clapham Common

**Local Authority/Council Tax** - Lambeth

**Tenure** - Leasehold

**ludlowthompson**



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# CLAPHAM ROAD STOCKWELL



Exterior



Kitchen/Reception



Kitchen



Bedroom 1



Ensuite



Bedroom 2



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# CLAPHAM ROAD STOCKWELL



Bathroom



Private Terrace



Private Terrace

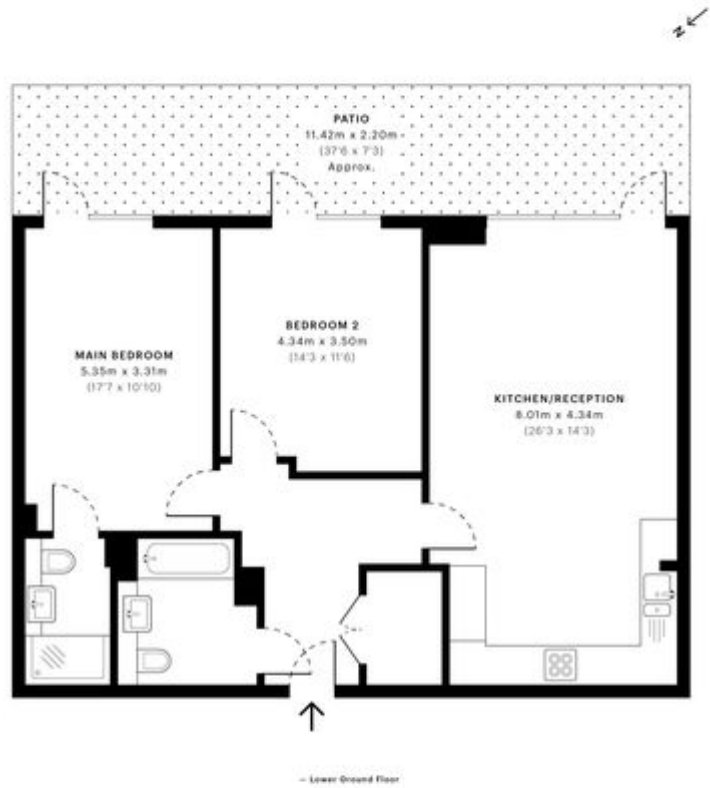


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# CLAPHAM ROAD STOCKWELL



**ludlowthompson** Ferrier Apartments, SW9  
 CAPTURE DATE: 26/10/2020 LATEST SURVEY DATE: 21/09/2018  
 GROSS INTERNAL AREA: 90.05 sqm / 969.29 sqft



GROSS INTERNAL AREA (GIA) Perimeter of the property 90.05 sqm / 969.29 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Excludes windows, architectural features 86.23 sqm / 928.17 sqft	CARPETED AREA (CA) Excludes external features 0.00 sqm / 0.00 sqft	BALCONY AREA (BA) Excludes external features 0.00 sqm / 0.00 sqft
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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 measurements captured in the scan.

www.specs-verified.com  
 www.rics.com

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 of furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



## CLAPHAM ROAD STOCKWELL



An absolutely beautiful property at nearly 1000 sq feet across one floor with a LONG PRIVATE TERRACE spanning the entire width of the apartment. Built in 2018, the apartment has been kept in immaculate condition by the current owners. The very spacious open plan reception boasts a fully integrated kitchen with Siemens appliances, deluxe worktop and splashback. Both bedrooms are king size rooms; the master bedroom has an en-suite and there is an additional family bathroom.

Both bathrooms are fully tiled, fitted with heated towel rails and in impeccable condition.

The impressive lateral terrace is accessible from both bedrooms and the living area. The current owners have cleverly divided the space into a seating/BBQ area for entertaining from the living area and a turfed space for morning coffees/ evening wine from the bedrooms. There is also a large storage cupboard in the hallway.

The building boasts a communal rear garden, secure entry and bike storage.

The location is a commuters dream - only 5 minutes walk to Stockwell Underground Station (Victoria & Northern Line) and 7 minutes walk to Clapham North Underground Station (Northern Line) The area is also well served with frequent bus services into Central London and beyond.

There is a gym a few doors down from the property, Larkhall Park is round the corner and you are minutes away from the many bars, restaurants and shops of Clapham.

### Tenure Details

Tenure - Leasehold

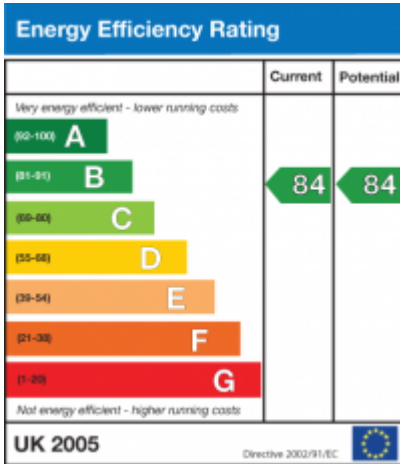
Lease Length - 121 years

Service Charges - £2570 per year

Ground Rent - £350 per year



# CLAPHAM ROAD STOCKWELL





## CLAPHAM ROAD STOCKWELL



**CALL 020 7820 4100**

**REF: 2785644**

### **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 2785644**

### **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.