



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

ST. MARTIN'S ROAD OVAL



SOLD

REF: 2790520

2 Bed, Conversion Apartment, Private Garden, Off Street Parking

Private Garden - 'Drive' at rear (no dropped kerb) - Patio Area through french doors - Share of Freehold - Rear Access - Sun Room

BEAUTIFUL PERIOD CONVERSION WITH PRIVATE GARDEN Stunning property which stands out on the corner of St Michael's and St Martin's Roads. Boasting its own entrance to the side of the property, the entire rear garden, the front garden, and a drive with gates to the street but no dropped kerb. The flat also comes with Share of Freehold. The flat comprises; a long modern fitted kitchen, delightful sun room in the side return; bathroom; two double bedrooms both with fitted wardrobes; large living r... [continued below](#)

Train/Tube - Stockwell, Brixton, Clapham North, Loughborough Junction

Local Authority/Council Tax - Lambeth

Tenure - Share of Freehold

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Garden



Reception



Kitchen



Kitchen



Reception



Sunroom



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Patio



Garden



Bedroom 1



Bedroom 2



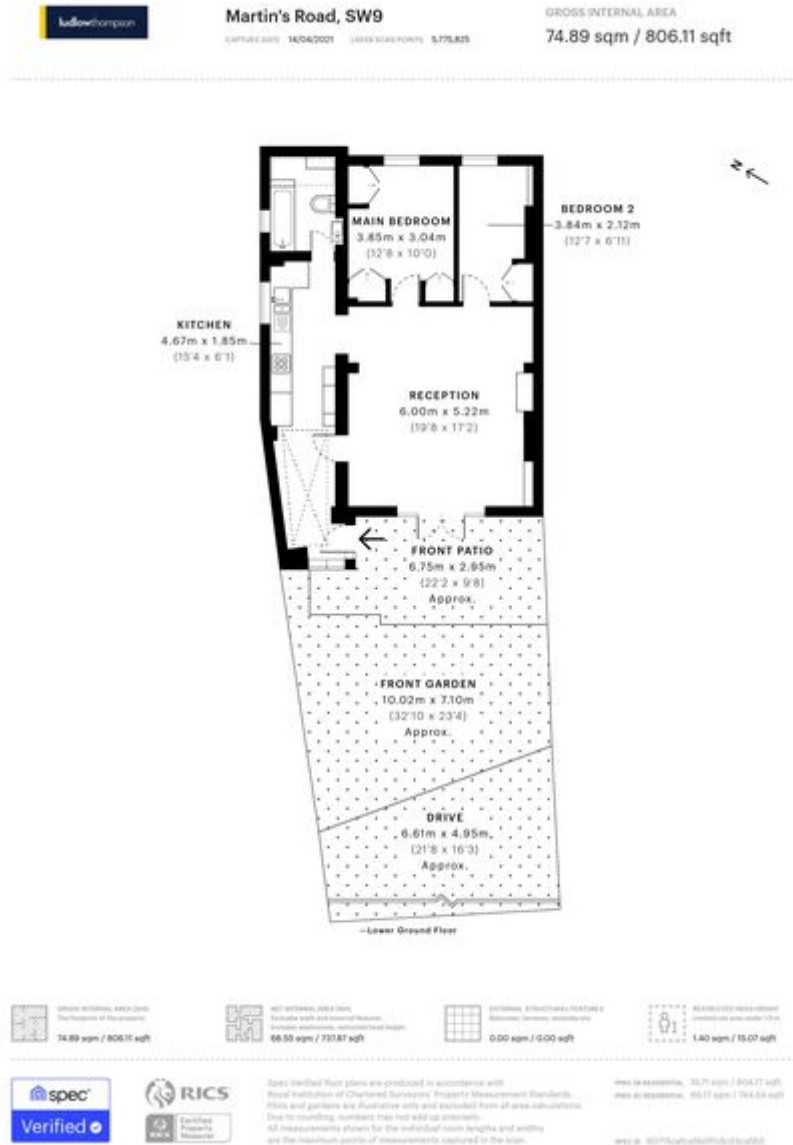
Bathroom



'Drive'



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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.



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BEAUTIFUL PERIOD CONVERSION WITH PRIVATE GARDEN

Stunning property which stands out on the corner of St Michael's and St Martin's Roads.

Boasting its own entrance to the side of the property, the entire rear garden, the front garden, and a drive with gates to the street but no dropped kerb. The flat also comes with Share of Freehold.

The flat comprises; a long modern fitted kitchen, delightful sun room in the side return; bathroom; two double bedrooms both with fitted wardrobes; large living room with french doors giving direct access onto the patio area which then leads up to the rear garden.

This property is on St Martins, a beautiful street in a sought after conservation area that has an amazing community spirit. The property is only 8 minutes' walk to Stockwell Tube (Northern and Victoria line) and under 15 minutes to the vibrant shops, markets, bars and music venues of Brixton. The property also benefits from permit parking.

Tenure Details

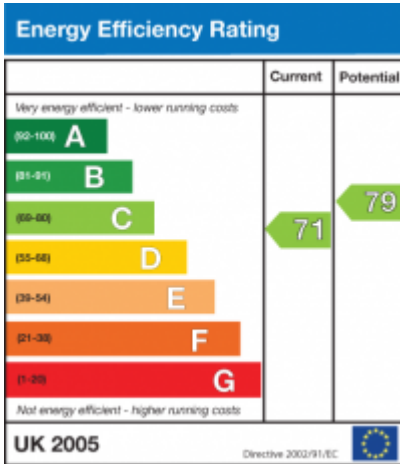
Tenure - Share of Freehold

Lease Length - 970 years

Service Charges - £100 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 2790520

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.