



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

BRIXTON ROAD STOCKWELL



SOLD

REF: 2802490

2 Bed, Conversion Apartment, Private Terrace, Permit Parking

Top Floor - Close to Stockwell station - Viewings available on request - HUGE Private Roof Terrace - Close to Brixton - Chain Free

MASSIVE PRIVATE ROOF TERRACE! An amazing top floor period conversion with the flat itself measuring over 800 sq ft and is very well-presented, but the 480 sq ft private roof terrace with views over Brixton Road toward the City and South, definitely give it the WOW factor. Comprising: living with access to terrace; separate fitted kitchen with dining area; main bedroom with built in storage; second double bedroom; bathroom. Secure, covered storage in a communal area for one bicycle. Offered c... **continued below**

Train/Tube - Stockwell, Loughborough Junction, Brixton, Oval

Local Authority/Council Tax - Lambeth

Tenure - Leasehold

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BRIXTON ROAD STOCKWELL



Reception



Kitchen



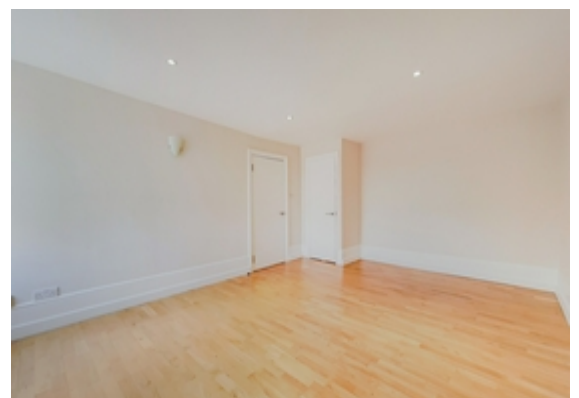
Kitchen



Dining Area



Reception



Bedroom 1



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Bedroom 2



Bedroom 2



Bathroom



Terrace View



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ludlowthompson **Brixton Road, SW9** **GROSS INTERNAL AREA**
 CAPTURE DATE: 26/03/2021 LINES: 2,877,060 **75.93 sqm / 817.30 sqft**



GROSS INTERNAL AREA (GIA) Per the RICS Code of Measurement Practice 75.93 sqm / 817.30 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes balconies, covered terraces 70.83 sqm / 762.41 sqft	NET INTERNAL AREA (EXCL. BALCONIES) Excludes balconies, covered terraces 45.22 sqm / 486.74 sqft	FLOOR AREA Measured on level 1.0 0.00 sqm / 0.00 sqft
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spec Verified **RICS** **Chartered Property Measurement**

Specified 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.

max sq meters: 100.22 sqm / 1095.21 sqft
max sq meters: 76.65 sqm / 829.81 sqft

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



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An amazing top floor period conversion with the flat itself measuring over 800 sq ft and is very well-presented, but the 480 sq ft private roof terrace with views over Brixton Road toward the City and South, definitely give it the WOW factor.

Comprising: living with access to terrace; separate fitted kitchen with dining area; main bedroom with built in storage; second double bedroom; bathroom.

Secure, covered storage in a communal area for one bicycle. Offered chain free.

For transport links there is Stockwell (Northern & Victoria line tubes), Brixton (Rail and Victoria line tube) and 24 hours bus routes to the city and South. At the back of the building is the popular and well kept green space of Slade Gardens.

Close by is a useful Co-op and Tesco, a craft beer pub, music venue, lots of shops as well as a stream of new trendy eateries opening up.

Call ludlowthompson sales team to book a viewing now.

Tenure Details

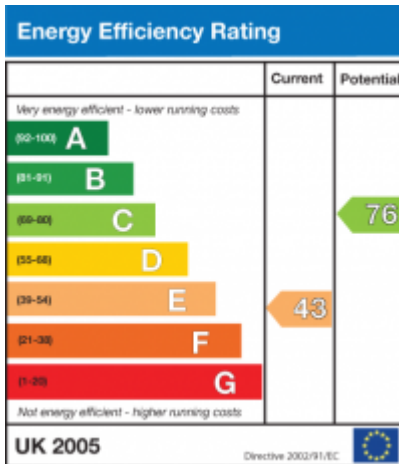
Tenure - Leasehold

Lease Length - 125 years

Ground Rent - £250 per year



BRIXTON ROAD STOCKWELL





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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 2802490

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.