



Kennington / Oval Sales, 12 Clapham Road, London SW9 0JG
T 020 7820 4100 E ovalsales@ludlowthompson.com W www.ludlowthompson.com

DORSET ROAD OVAL



SOLD

REF: 2842346

3 Bed, Purpose Built Apartment, Off Street Parking

Secure Entry and Lift - Close to Oval station - Chain Free - Low rise brick built block - Top floor - Great View Into The City

A spacious three bedroom apartment located on the top floor of a low rise brick built block with a lift, offered chain free. The property consists of; three spacious double bedrooms; including amazing built-in storage; a large reception; a sleek, modern, fully fitted kitchen; a bathroom and a separate WC. Located brilliantly in the heart of a lively area and transport links, 3 minutes from Clapham Road, 5 minutes from South Lambeth Road and 10 min from Brixton Road, which are rich in ameniti... **continued below**

Train/Tube - Vauxhall, Kennington, Oval, Stockwell

Local Authority/Council Tax - Lambeth

Tenure - Leasehold

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DORSET ROAD OVAL



Kitchen



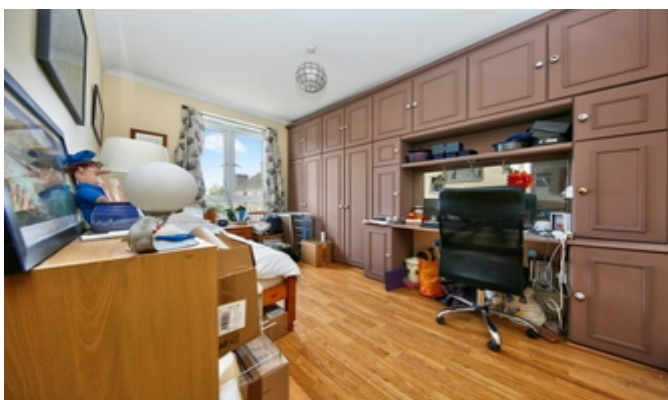
Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Kitchen



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Hallway



Bathroom



Reception



Exterior

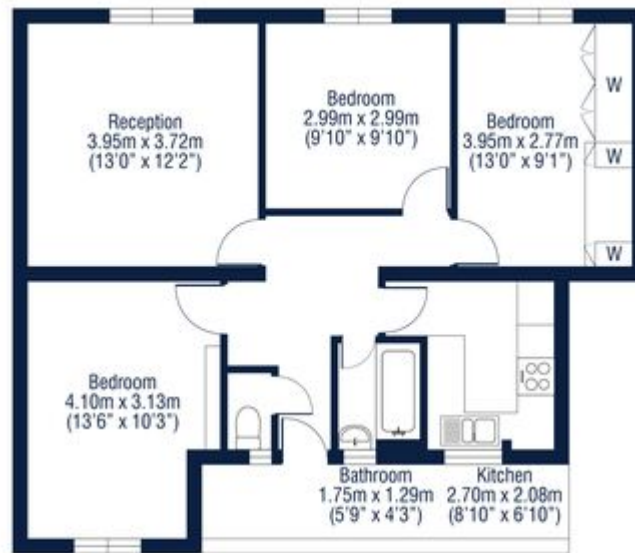


DORSET ROAD OVAL



Melcombe House, Dorset Road, London SW8

Approx. Gross Internal Area = 67.2sqm / 723.3sqft



Fourth Floor



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.

Maison
VUE

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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The property consists of; three spacious double bedrooms; including amazing built-in storage; a large reception; a sleek, modern, fully fitted kitchen; a bathroom and a separate WC.

Located brilliantly in the heart of a lively area and transport links, 3 minutes from Clapham Road, 5 minutes from South Lambeth Road and 10 min from Brixton Road, which are rich in amenities, and within walking distance from the Thames, Vauxhall Park, The Oval & Kennington Park. Near by are Oval, Nine Elms and Stockwell tubes (0.5 mile - Northern / Victoria).

Tenure Details

Tenure - Leasehold

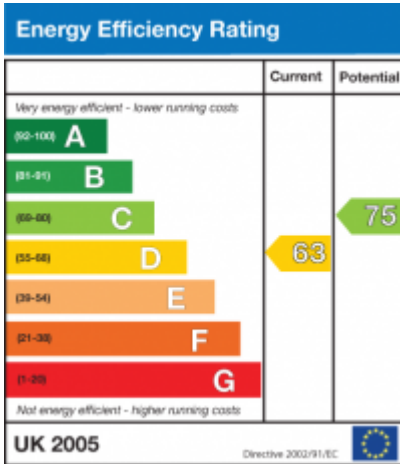
Lease Length - 94 years

Service Charges - £85.73 per month

Ground Rent - £10 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 2842346

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.