



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

CLAPHAM ROAD OVAL



SOLD

REF: 2844748

2 Bed, Purpose Built Apartment

3 Minute Stroll To Oval Tube - Split Level - Modern Finish - Prime Location - Surrounded By Amenities - Two Double Bedrooms

Beautiful, Split Level, Two Bedroom Apartment, On The Popular Clapham Road, Just Moments From Oval Tube Station, offered chain free! It comprises a large reception / dining room, a modern, fully fitted kitchen and a contemporary family bathroom, on the first floor. The second floor contains a large main bedroom, and a second double bedroom, both containing built in wardrobes. The property is airy and spacious, of approximately 979 sq ft. It has a house feel, enjoying a sense of privacy, and bo... **continued below**

Train/Tube - Oval, Vauxhall, Kennington, Stockwell

Local Authority/Council Tax - Lambeth

Tenure - Leasehold

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CLAPHAM ROAD OVAL



Main Bedroom



Reception



Bedroom 2



Reception



Reception



Hallway



CLAPHAM ROAD OVAL



Kitchen



Kitchen



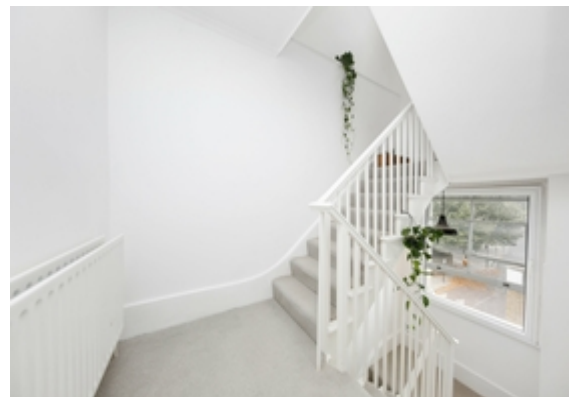
Hallway



Bathroom



Hallway



Stairs



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CLAPHAM ROAD OVAL



Main Bedroom



Main Bedroom



Hallway / Bedrooms



Bedroom 2



Exterior



CLAPHAM ROAD OVAL



Clapham Road, London, SW9
Approx. Gross Internal Area = 91.0sqm / 979.5sqft



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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It comprises a large reception / dining room, a modern, fully fitted kitchen and a contemporary family bathroom, on the first floor. The second floor contains a large main bedroom, and a second double bedroom, both containing built in wardrobes. The property is airy and spacious, of approximately 979 sq ft. It has a house feel, enjoying a sense of privacy, and boasts a superb modern finish with plenty of storage spaces, and lots of natural light coming through it's gorgeous sash windows.

Conveniently located just a few minutes' walk from Oval tube (Northern), the huge Kennington Park, The Oval Cricket Ground and the popular Fentiman Arms pub! Near by you can also find Stockwell tube station, where you can catch the Victoria line, plenty of local amenities within short waking distance, various bus links and the Thames river walk which only a mile away.

Tenure Details

Tenure - Leasehold

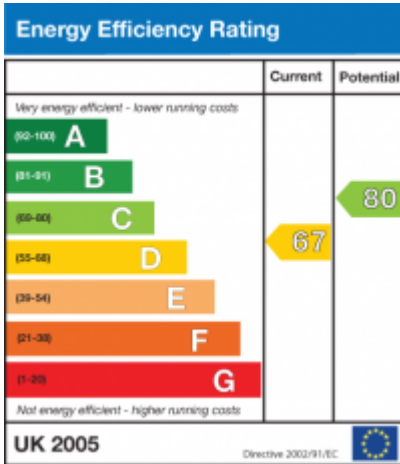
Lease Length - 92 years

Service Charges - £500 per year

Ground Rent - £10 per year

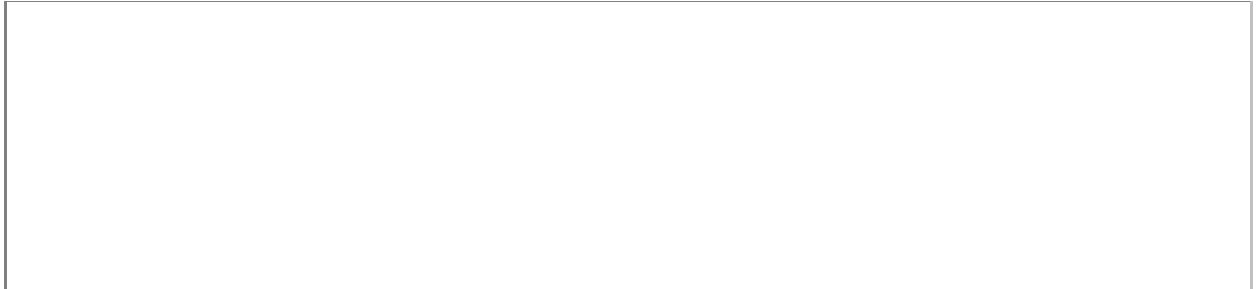


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CALL 020 7820 4100

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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 2844748

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.