



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

ALBERT SQUARE OVAL



SOLD

REF: 2859470

1 Bed, Conversion Apartment, Shared Garden

Highly Sought After Location - Nearly 600 Square Feet - Share Of Freehold Option - Impressive Victorian Conversion - 10 Minutes From Tubes (Northern/Victoria) - Chain Free

Spacious Top Floor Conversion, Overlooking Albert Square Garden. Offered Chain Free. A spacious property comprising a bright reception, a separate fitted kitchen, a spacious double bedroom with a built-in wardrobe and a contemporary bathroom. It also boasts period features including beautiful sash windows and the gorgeous Victorian exterior. The current freehold is being split so there is an option to have a share of freehold. Not only is Albert Square one of London's famous 'garden squares... [continued below](#)

Train/Tube - Stockwell, Oval, Vauxhall, Clapham North

Local Authority/Council Tax - Lambeth

Tenure - Leasehold

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Reception



Reception



Kitchen



Kitchen



Bedroom



Bedroom



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Hall

Bathroom



Exterior



Exterior



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Albert Square, SW8

Approx. Gross Internal Area = 55.6sqm / 598.5sqft



Third 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.



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 current freehold is being split so there is an option to have a share of freehold.

Not only is Albert Square one of London's famous 'garden squares' with surrounding houses from the early Victorian era, but it also has further benefits for its residents such as a dog walking community and theatre/music events.

You will receive a fob for use of the Square and even own a share in the freehold.

Located within a 10 minute walk from Nine Elms, Oval and Stockwell Tube stations, which take you straight to Central London (Northern / Victoria). It lies right across the road from Albert Square Garden, and just a 2 minutes' stroll from the amenities-rich Clapham Road and South Lambeth Road. Other nearby attractions include the amazing Vauxhall and Kennington Parks, the popular Fentiman Arms pub and numerous 'Little Portugal' delis. The Oval, the Thames Riverwalk and the US Embassy are also within easy reach.

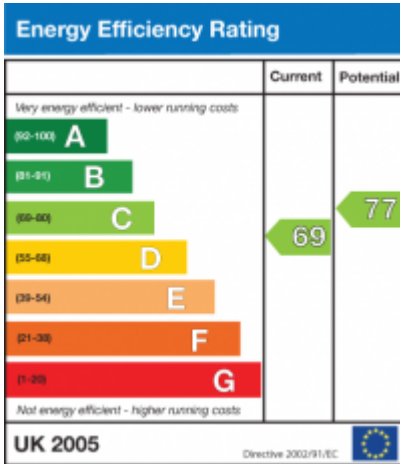
Tenure Details

Tenure - Leasehold

Lease Length - 999 years



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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 2859470

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.