



**Kennington / Oval Lettings**, 12 Clapham Road, London SW9 0JG  
T 020 7820 4141 E [ovallet@ludlowthompson.com](mailto:ovallet@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## SYCAMORE HOUSE, 21 LANGTON ROAD STOCKWELL



LET

REF: 33361

### 1 Bed, Purpose Built Apartment, Communal Garden, 1 Allocated Parking Space

Modern Semi Open-plan Kitchen - Allocated Parking Space - Surrounded By Transport Links - 10 minutes to Oval Tube (Northern Line) - 966 Year Lease - Storage Space

A beautiful, cosy, one bedroom apartment on Langton Road, benefiting from a communal garden and an allocated parking space in a secure off-street parking with bike storage. The flat is very light and bright throughout with a large built in wardrobe in the bedroom, a modern, semi-open plan kitchen with Bosch/Indesit appliances in the reception and a 966 year lease! The property is a 10 minute walk to Oval tube (Northern Line) and Stockwell tube (Victoria Line) is also a 20 minute away. Only 2 m... [continued below](#)

**Train/Tube** - Kennington, Loughborough Junction, Stockwell, Oval



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Reception / Kitchen



Reception / Kitchen



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# SYCAMORE HOUSE, 21 LANGTON ROAD STOCKWELL



Hallway



Hallway



Bedroom



Bedroom



Bedroom



Bathroom



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# SYCAMORE HOUSE, 21 LANGTON ROAD STOCKWELL



Exterior



# SYCAMORE HOUSE, 21 LANGTON ROAD STOCKWELL



## Sycamore House, Langton Road, SW9

Approx. Gross Internal Area = 37.8sqm / 406.9sqft



Ground 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 property is a 10 minute walk to Oval tube (Northern Line) and Stockwell tube (Victoria Line) is also a 20 minute away. Only 2 minutes from Camberwell New Road, where you can find shops, restaurants and bus links for easy access into the city. Nearby you can also find Kennington Park, The Lighthouse Theatre, The Oval Cricket Ground and Myatt's Fields Park, which are all within a short walk.



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**CALL 020 7820 4141**

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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 landlord will give us specific times only convenient to them. We do advise landlords that if they are serious about letting 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 Lettings Office quoting 33361**

## **DISCLAIMER**

**VIEWING:** strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the landlord.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/landlord accept no responsibility for any error they may contain however caused. Any renter 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 landlord. Photographs may depict items which are not included in the let. Consult a solicitor on aspects relating to tenure/property details.