



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

CLAPHAM ROAD OVAL



£450,000 FOR SALE - CHAIN FREE

REF: 370626

1 Bed, Conversion Apartment, Private Garden & Shared Terrace, Permit Parking

Own private patio area - Grand Victorian Building - Concierge - Separate Study/Office space - Minutes to Oval Tube - Quiet Courtyard location

chain free, stunning apartment measuring over 600 sq feet located in the quiet courtyard of this iconic listed building in Oval, with its own private patio area. It is on the doorstep of popular restaurants and attractions of Oval, including the Saturday Farmers' Market at St Mark's Church, Oval Cricket Groun and Kennington Park. The property offers a large, well designed open-plan living area, comprising of wooden laminate flooring and tasteful décor. It also conveniently contains a smart c... [continued below](#)

Train/Tube - Vauxhall, Kennington, Stockwell, Oval

Local Authority/Council Tax - Lambeth

Tenure - Leasehold

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Patio



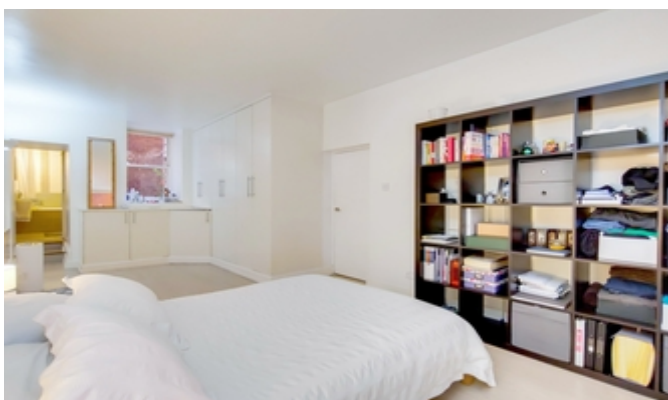
Reception/Kitchen alt



Kitchen



Bedroom



Bedroom alt



Bedroom alt



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Office



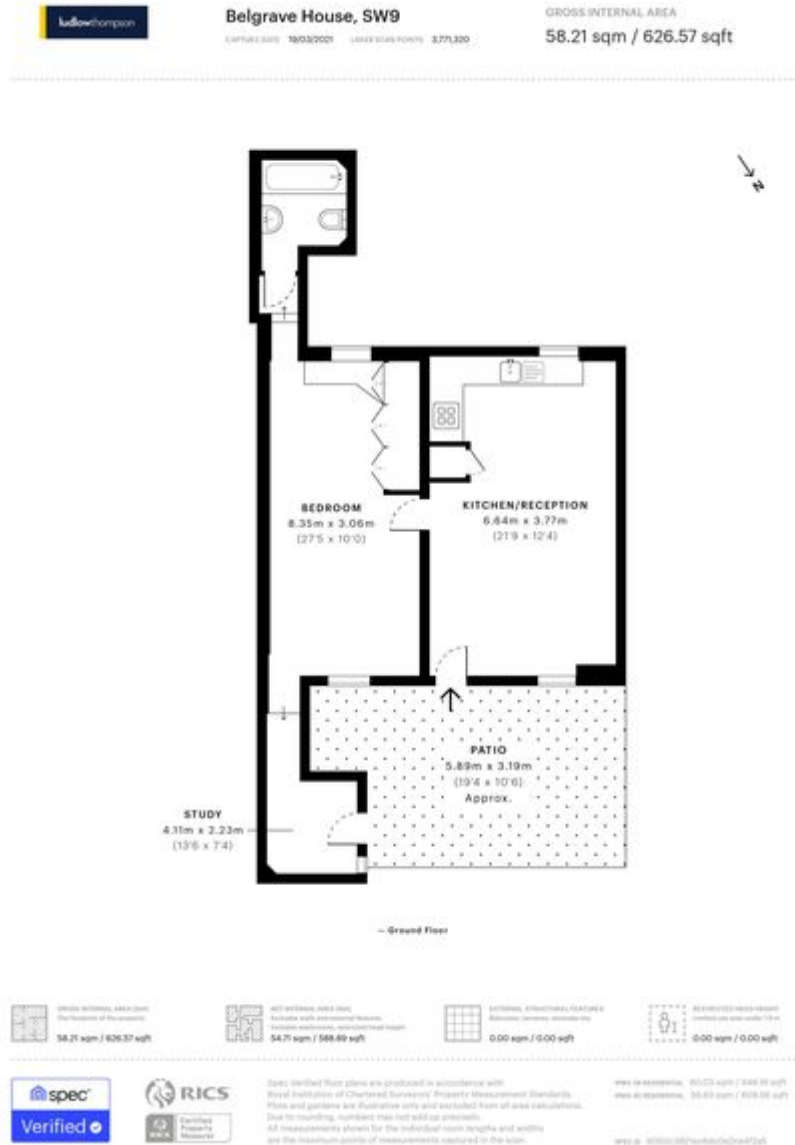
Bathroom



Patio alt



CLAPHAM ROAD OVAL



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



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chain free, stunning apartment measuring over 600 sq feet located in the quiet courtyard of this iconic listed building in Oval, with its own private patio area.

It is on the doorstep of popular restaurants and attractions of Oval, including the Saturday Farmers' Market at St Mark's Church, Oval Cricket Groun and Kennington Park.

The property offers a large, well designed open-plan living area, comprising of wooden laminate flooring and tasteful décor. It also conveniently contains a smart ceiling storage area. The kitchen has plenty of surface and storage space. The reception area opens up into private patio area; a perfect spot for a potted garden and summer BBQ's. The property's bedroom is very large with ample built- in wardrobes and a handy office/study space which also leads out to the patio. There is a modern 3 piece bathroom .

Superbly located seconds away from Oval Tube station (Northern line) it has excellent transport links to the the City.

Tenure Details

Tenure - Leasehold

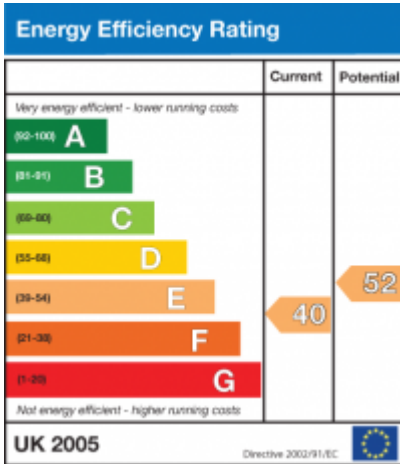
Lease Length - 99 years

Service Charges - £3450 per year

Ground Rent - £120 per year

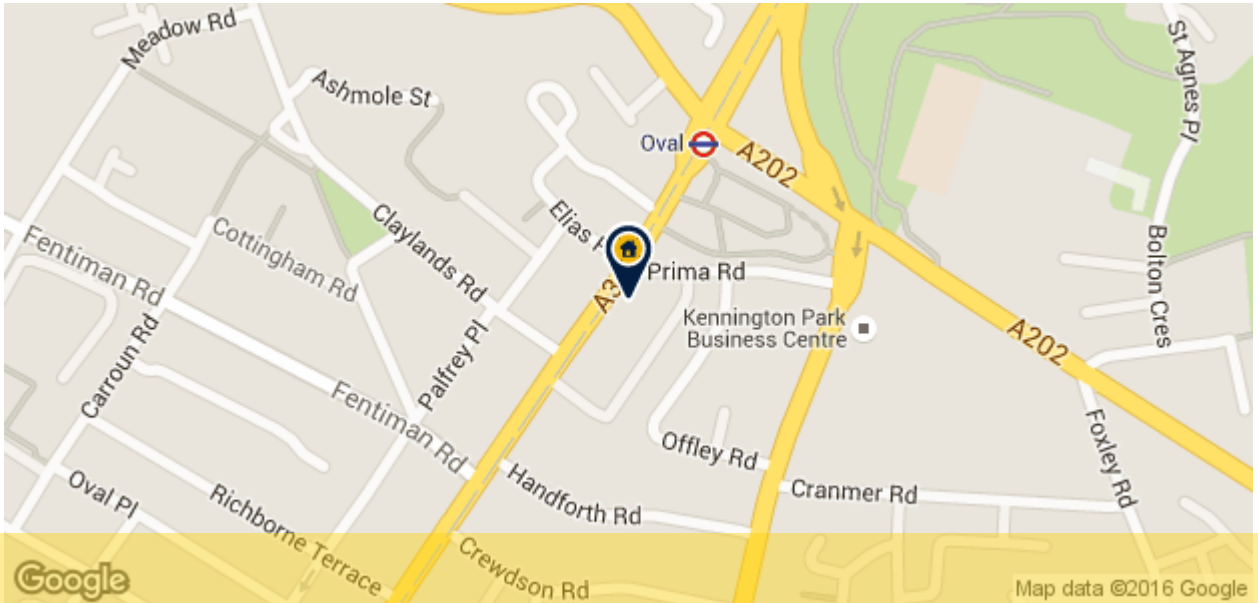


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CALL 020 7820 4100

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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 370626

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.