



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

LAMBERT ROAD BRIXTON



SOLD

REF: 485682

2 Bed, Conversion Apartment, Permit Parking

Utility/Study Room - Share of Freehold - Victorian Conversion - 10 mins to Brixton - Close to Brixton

This first floor apartment is situated within an impressive double fronted Victorian house with Share of Freehold. This lateral apartment extends to 646sq ft and is filled with natural light from sash windows, high ceilings and twin bays. Comprising a living room, separate modern kitchen, two double bedrooms, fully tiled bathroom. There is also an additional 'sunken room' off the living room which is a versatile space that can be used as an office/studio/guest bedroom/utility room. The kitchen ... [continued below](#)

Train/Tube - Brixton, Clapham North, Clapham Common, Loughborough Junction

Local Authority/Council Tax - Lambeth

Tenure - Share of Freehold

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Reception



Bedroom 1



Bedroom 2



Kitchen



Bathroom

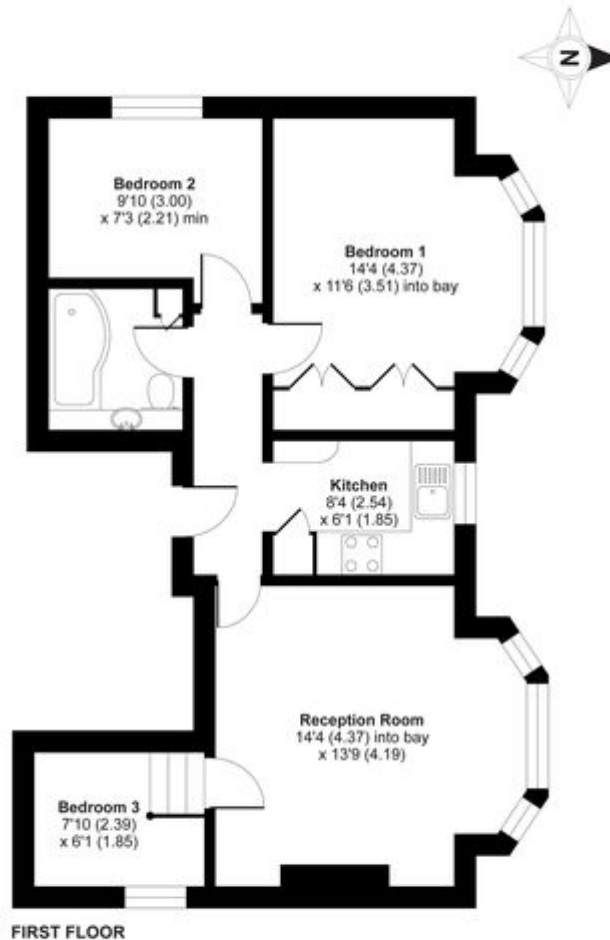


LAMBERT ROAD BRIXTON



Lambert Road, London, SW2

APPROX. GROSS INTERNAL FLOOR AREA 610 SQ FT 56.6 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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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Lambert Road leads directly off Brixton Hill which has developed a popular local scene of independent cafes and coffee shops that are just a couple of minutes' walk, along with a Sainsburys supermarket on the corner of the street. Just 10 minutes' walk to Brixton centre and 1m to Clapham High Street, the location has the enviable choice of two thriving neighbourhoods that offer vibrant dining and nightlife including the unmissable energy of Brixton Village arcade and Pop container park.

For transport there is Easy access to Northern Line, Victoria Line, rail and Overground, as well as many 24hr bus routes. To arrange a viewing for this fantastic property call 0207 820 4141

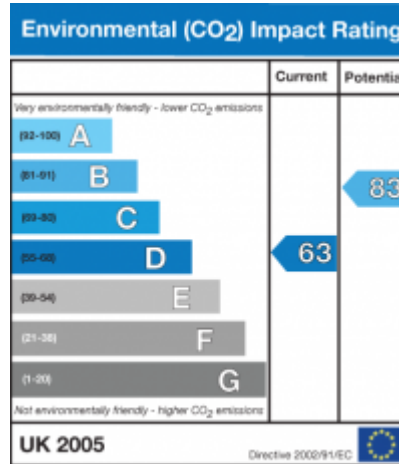
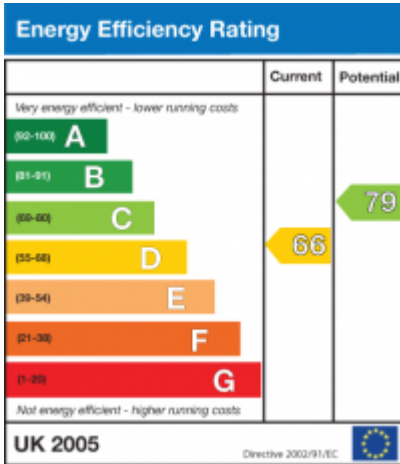
Tenure Details

Tenure - Share of Freehold

Lease Expires - 988 years



LAMBERT ROAD BRIXTON





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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 485682

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.