



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



SOLD

REF: 658636

2 Bed, Period Apartment, Private Garden & Communal Garden, Off Street Parking

Separate Study/Spare Room - Close to Northern and Victoria Tubes - HUGE Private Garden - Over 1000 Square Feet - Dining Area - Chain Free

SET IN A LOVELY PERIOD MANSION BLOCK WITH ITS OWN ENTRANCE. Substantial two and a half bedroom flat with a HUGE private garden, offered chain free, the flat is located just an 8 minute walk from Stockwell station (Northern and Victoria Lines). The property opens to a hallway, leading to the Dining Room. Given this area is so spacious, it would be amazing for hosting guests over for a gorgeous meal, or purely enjoying family time. An opening makes way leads to the reception room. Finished with... **continued below**

Train/Tube - Oval, Stockwell, Vauxhall, Loughborough Junction

Local Authority/Council Tax - Lambeth

Tenure - Leasehold

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Exterior



Dining Room



Reception



Kitchen



Bathroom



Bedroom 1



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Bedroom 2



Bedroom 2



Bedroom 3 / Storage Room



Garden



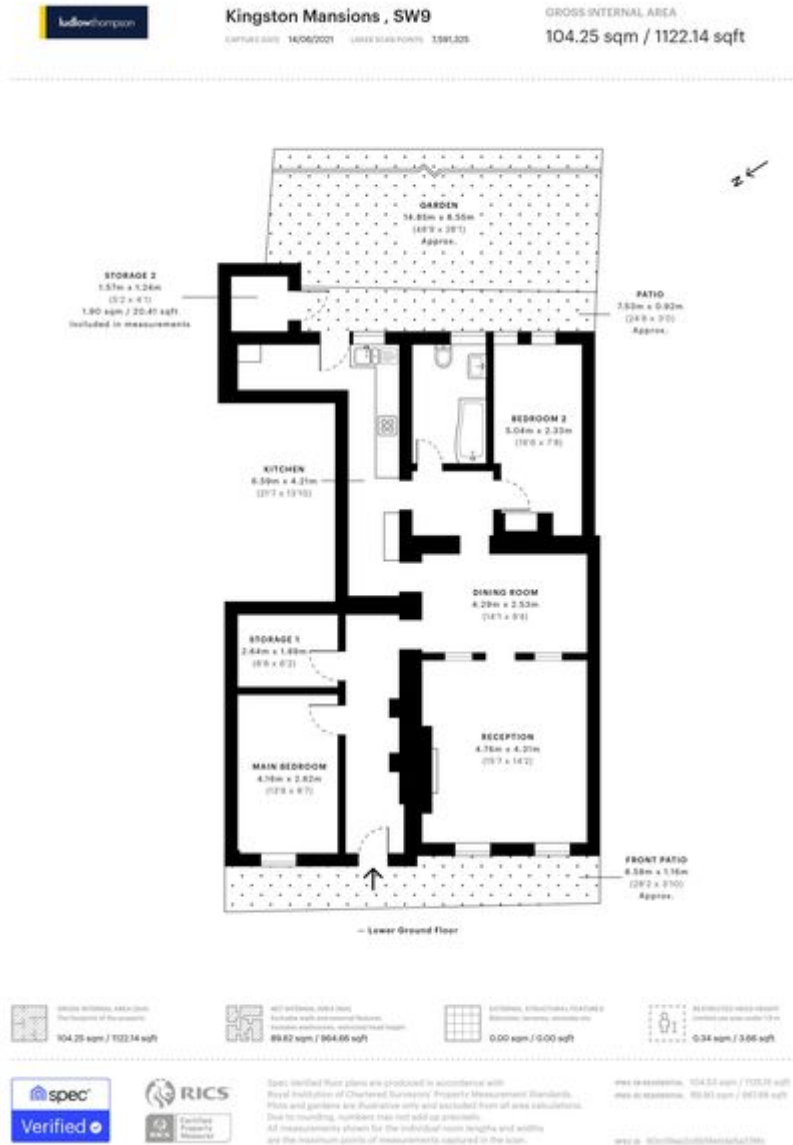
Exterior



Dining Room



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



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SET IN A LOVLEY PERIOD MANSION BLOCK WITH ITS OWN ENTRANCE.

Substantial two and a half bedroom flat with a HUGE private garden, offered chain free, the flat is located just an 8 minute walk from Stockwell station (Northern and Victoria Lines).

The property opens to a hallway, leading to the Dining Room. Given this area is so spacious, it would be amazing for hosting guests over for a gorgeous meal, or purely enjoying family time. An opening makes way leads to the reception room. Finished with an inbuilt fireplace and wood effect floors, the reception room is perfect for lounging and viewing the front garden through the massive window.

The Dining Room has an entryway to the amply sized gallery style L-shape Kitchen. It provides modern appliances, gas hobs, tiled flooring and plentiful storage space. There are two double bedrooms with spotlights and a third windowless bedroom/study/store.

The three piece bathroom is located next to the second bedroom and is tiled throughout.

To the rear there is an extensive private garden. The garden would be great for enjoying a hot Summer or as a children's play area. There is a large lawn, foliage around the edge, and patio walkway against the flat at both the front and back of the property. There is also an external store room, as well as a large modern shed at the rear.

The property is ideally located near local amenities including a Tesco and a Lidl, less than a 5 minute walk away.

As well as being very close to the tube, there is off street parking, its on the cycle superhighway and there are an abundance of bus options accessible from Clapham Road, creating terrific links across the city of London.

Be sure not to miss this rare opportunity! Call our Oval Sales office to arrange a viewing.

Tenure Details

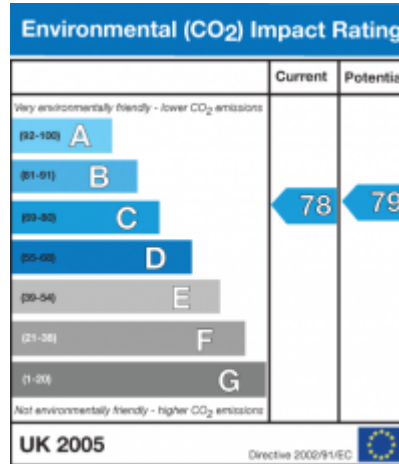
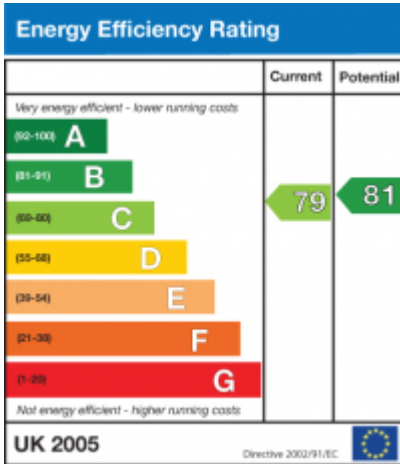
Tenure - Leasehold

Lease Length - 267 years

Service Charges - £66 per month



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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 658636

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.