



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

FITZPATRICK ROAD BRIXTON



SOLD

REF: 663140

3 Bed, Purpose Built Maisonette, Private Garden, Off Street Parking

Private Garden - Downstairs WC - Built in 2013 - Over 1100 sq ft - Ground rent only £10 annually - End of Terrace, rear access

Split level masionette with private garden in popular Oval Quarters Development. Downstairs comprises a modern fitted kitchen, downstairs W.C, and a large living room leading out onto the pretty, yet low maintenance, garden which has rear access. Upstairs are three double bedrooms and a family bathroom along. There is lots of storage, wide hallways and your own entrance which really makes it feel like a home. Fitzpatrick Road has parking and has no through road, so it is very peaceful. Oval... [continued below](#)

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

Local Authority/Council Tax - Lambeth

Tenure - Leasehold

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Lounge



Garden



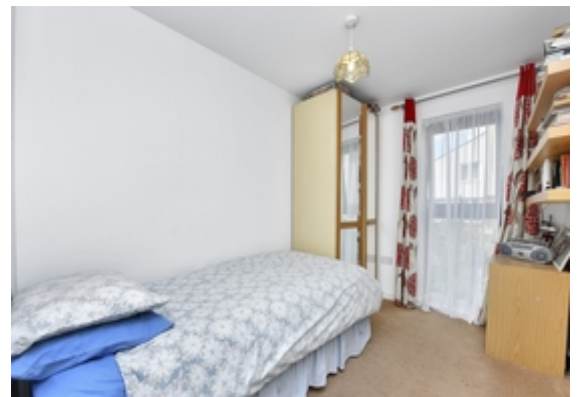
Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



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Bathroom



Downstairs Toilet



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GROUND FLOOR



1ST FLOOR

FITZPATRICK ROAD
TOTAL APPROX. FLOOR AREA 1124 SQ.FT. (104.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix Q2018

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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Downstairs comprises a modern fitted kitchen, downstairs W.C, and a large living room leading out onto the pretty, yet low maintenance, garden which has rear access. Upstairs are three double bedrooms and a family bathroom along. There is lots of storage, wide hallways and your own entrance which really makes it feel like a home.

Fitzpatrick Road has parking and has no through road, so it is very peaceful.

Oval Station (Northern Line) is within walking distance and there are regular bus links along Camberwell New Road and Brixton Road.

Close by is popular Myatts Field Park, Kennington Business Park from those needing remote work space, and Brixton with many of shops, eateries and trendy bars and music venues.

Please call 020 7820 4141 to book a viewing now

Lounge

Garden

Kitchen

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Downstairs Toilet

Tenure Details

Tenure - Leasehold

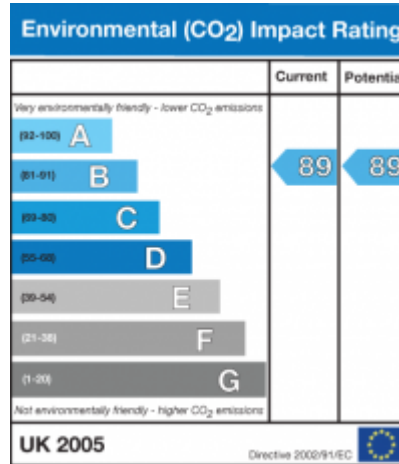
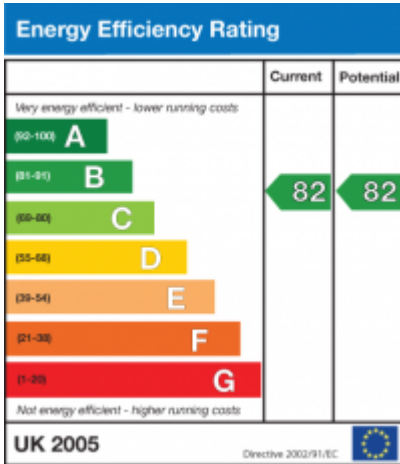
Lease Length - 118 years

Service Charges - £586 per year

Ground Rent - £10 per year



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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 663140

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.