



Durand Gardens, London, SW9

£525,000 Leasehold

An incredible opportunity to acquire a large two-bedroom garden flat bursting with potential on the prestigious Durand Gardens. The flat is set on the raised ground and lower ground floors of this beautiful Victorian conversion. EPC Rating - D.

LOCATION

You will find the flat on Durand Gardens, a stunning spot just off Clapham Road. Little Portugal is right on your doorstep providing wonderful cafes and restaurants. All amenities that Oval and Clapham have to offer are also well within reach.

DESCRIPTION

Entering the flat on the raised ground floor. To the front of the property you will find the reception space and note the high ceilings and abundance of natural light courtesy of the bay window.

The kitchen to the rear is a great size and has a wonderful outlook onto the garden.

Through the hallway and heading towards the garden there is a small but useful conservatory that would make a great cloak room and provides access to the garden.

The South Easterly facing garden is a generous size, perfect for enjoying the warmer months.

Heading to the lower ground, where you will find the two very well sized double bedrooms. They can easily accommodate large double of king-sized beds with room to add fitted or freestanding storage.

The bathroom is to the rear and is again in need of a full reservation. At present the bathroom contains a bath and overhead shower, sink and W/C.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £1,400 per annum

Ground Rent - Nil

Council Tax Band - E

PARKING

Permit available through Lambeth Council

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – Gas central heating

Sewerage – mains connected

Broadband – Superfast Fibre

LOCAL AUTHORITY

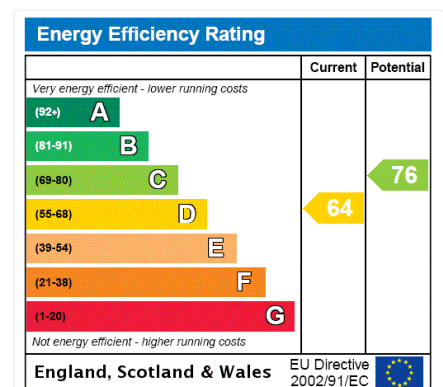
Lambeth Council

TENURE

Leasehold - a new lease of 125 years

DIRECTIONS

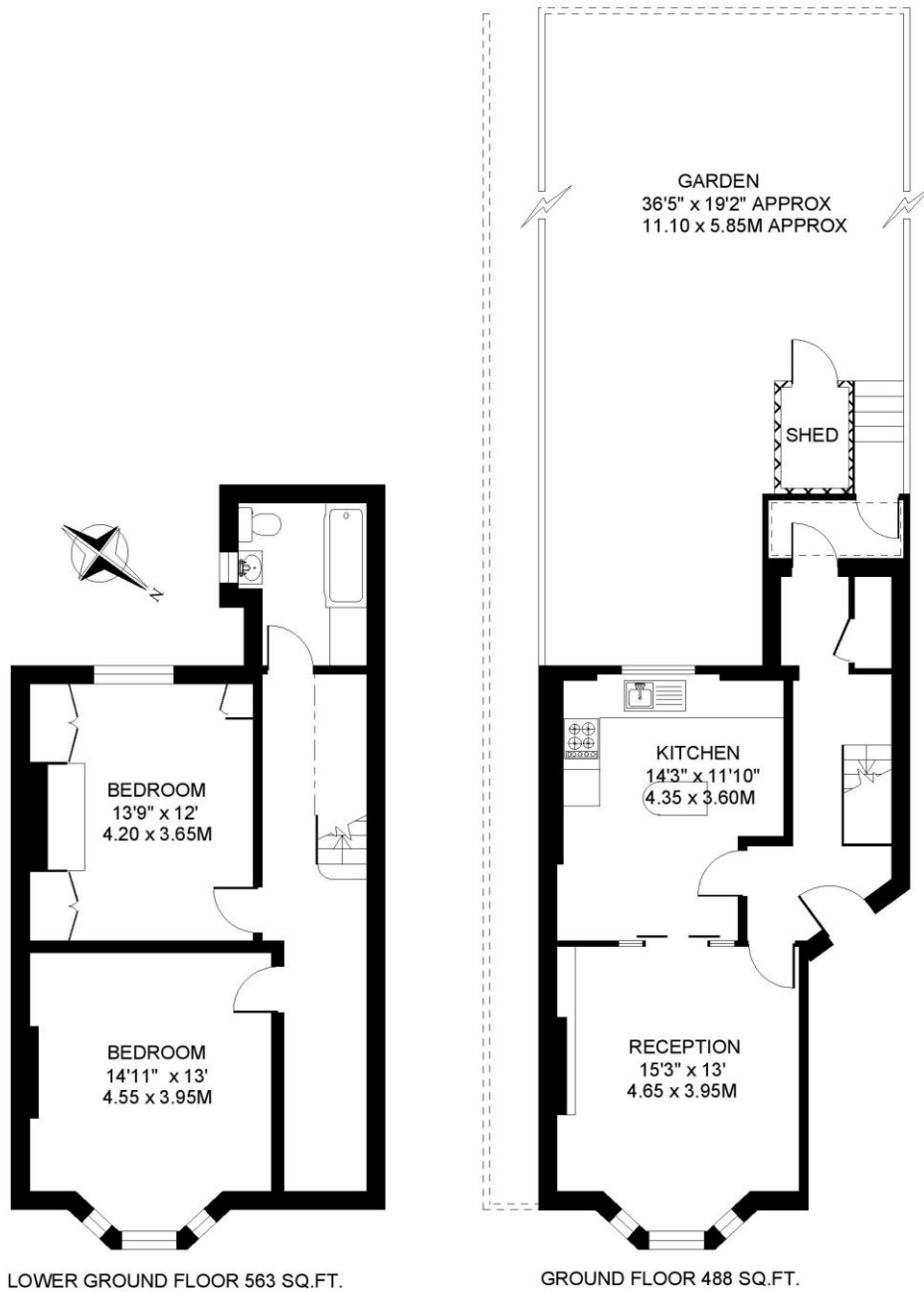
Stockwell Underground Station (Northern & Victoria Lines) is just a 10-minute walk away at 0.5 miles away. Clapham Road is well served with frequent bus services to the city and beyond.





DURAND GARDENS SW9
2 BEDROOM FLAT

Approximate gross floor area
1051 SQ.FT / 97.3 SQ.M.
Plus Shed 18 sq.ft. / 1.6 sq.m.



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This floorplan is for illustration purposes only and is not to scale. The position and size of doors,
windows, appliances and other features are approximate.

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