



Cranworth Gardens, London, SW9

£725,000 Leasehold

A beautifully finished two-bedroom flat with a spectacular West-facing private garden, located in an attractive, Victorian mansion block, on the ever-popular tree lined residential street: Cranworth Gardens. EPC Rating D.

Winkworth

LOCATION

The flat can be found on Cranworth Gardens in Stockwell. Cranworth Gardens is nestled between Brixton Road and Hackford Road, ideally located close to all the local amenities that both Oval and Brixton Road have to offer. Little Portugal is also found moments away.

DESCRIPTION

Enter the flat on the ground floor and immediately to your left, you will find the sitting room to the front. This room is spacious and offers welcoming views on to the pretty tree-lined residential street to the front. Also on offer is a beautiful Victorian bay window, Victorian fireplace with bookshelves either side of the chimney breast, wooden floorboards, cornice and picture railing. There is ample space to accommodate furniture.

The main bedroom has wooden flooring and a fireplace, with a large sash window looking to the rear garden. There is more than enough space to accommodate a king-size bed with additional space reserved for free-standing furniture.

Continue down the hallway and you will find the modern bathroom. This bathroom offers bath with overhead shower, sink with vanity and large mirror, heated towel rail and W.C.

The second bedroom, whilst smaller than the main bedroom, provides enough space to accommodate a double bed and further free-standing furniture. Currently its primary purpose is to be used as a study but works well for both. Hallway storage has also been added outside of the bedroom.

The open-plan kitchen dining area at the rear of the flat is both bright and spacious with fantastic views over the rear garden. The kitchen is modern and very well-finished and is equipped with an electric fan-powered oven with gas hobs and ventilation, dishwasher, washing machine and sink. There is an abundance of storage found both above and below the kitchen units, as well as ample space to accommodate and dining table and chairs.

Access to the West-facing rear garden can be found from the kitchen. The garden is immaculately presented having been landscaped from front to back. Mature garden beds occupy the sides with well-kept lawns in between. At the very rear is a paved patio area perfect for entertaining and al-fresco dining during the summer months.

On street resident's permit street parking.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £3,895 (inc reserve fund of £1,325) per annum

Ground Rent - £250.00 per annum

Council Tax Band - D

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Superfast Fibre Broadband

LOCAL AUTHORITY

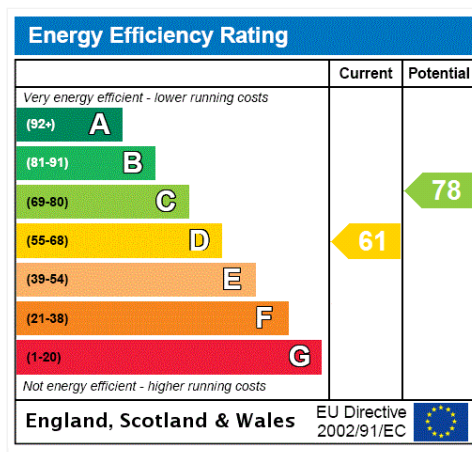
Lambeth Council

TENURE

Leasehold - 215 years beginning on and including 29 September 1984 and ending on and including 28 September 2199.

DIRECTIONS

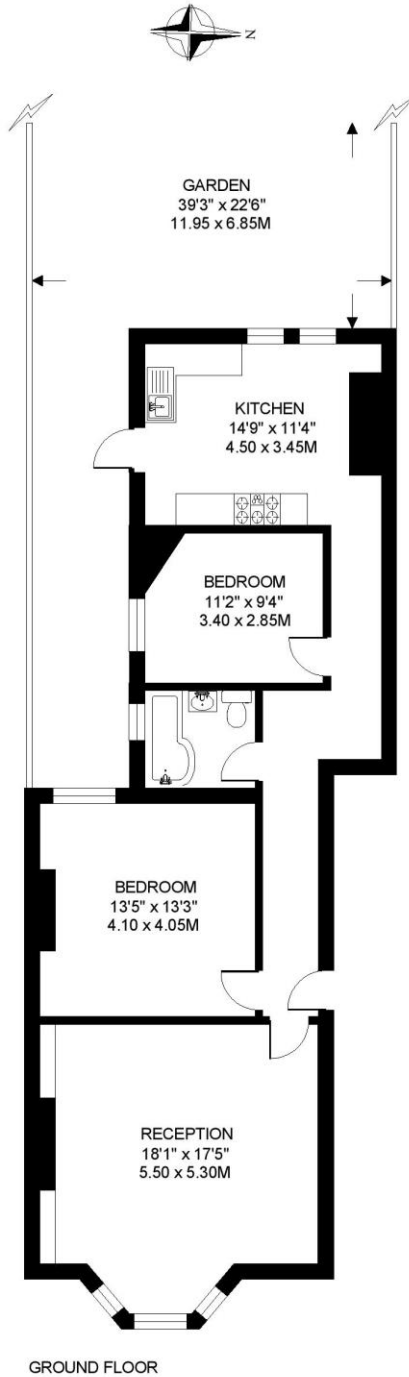
Oval Underground Station (Northern Line) is just over a 10-minute walk away. Stockwell Underground Station (Northern and Victoria Lines) is approximately 0.6 miles away. Brixton Road is also well served with frequent bus services into the City and West End.





CRANWORTH GARDENS SW9
2 BEDROOM FLAT

Approximate gross floor area
928 SQ.FT / 86.2 SQ.M.



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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Floorplan produced for Winkworth by Floorplanners 07801 228850

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