



Chisholm House, Clapham Road, Oval, London, SW9

£480,000 Leasehold

Positioned on the first floor of a well-maintained block, this immaculate one-bedroom flat offers a delightful blend of period features and modern convenience. The building is Grade II listed and sits in a conservation area just moments from Oval Underground Station. EPC Exempt (Listed)

Winkworth

LOCATION

Clapham Road runs from Oval to Clapham and the flat is located moments away from Oval Tube. The green open spaces of Kennington Park are just a stone's throw away, along with many local cafes and supermarkets.

DESCRIPTION

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The flat is located on the first floor of this attractive, four-storey Georgian building. It is arranged to provide one double bedroom, a large spare room, which the vendors currently use as the master bedroom, a generous open plan kitchen/living area and a family bathroom.

The space currently being used as the master bedroom is accessed through double doors via the reception room. There is abundance of storage within built-in cupboards and space for a large double bed.

The reception room is laid out impeccably with space for two sofas, a coffee table, dining table and free-standing storage either side of the chimney breast.

The kitchen, situated just off the reception room, benefits from ample worktop and storage space. There is a gas hob with oven below and extractor above, a stainless-steel sink and space for a washing machine and fridge/freezer.

The bathroom has been tastefully finished. This room comprises a beautiful, tiled floor, white tiling on the wall, a bath with shower above, wash basin, heated towel rail, storage space and a W.C.

The carpeted bedroom has space for a double bed and a chest of drawers.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £500 per annum

Ground Rent - £50 per annum

Council Tax Band - C

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected with meter

Heating – gas central heating

Sewerage – mains connected

Broadband – fibre

LOCAL AUTHORITY

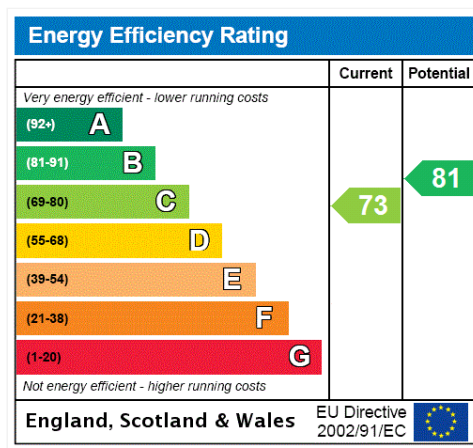
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TENURE

Leasehold – 98 years

DIRECTIONS

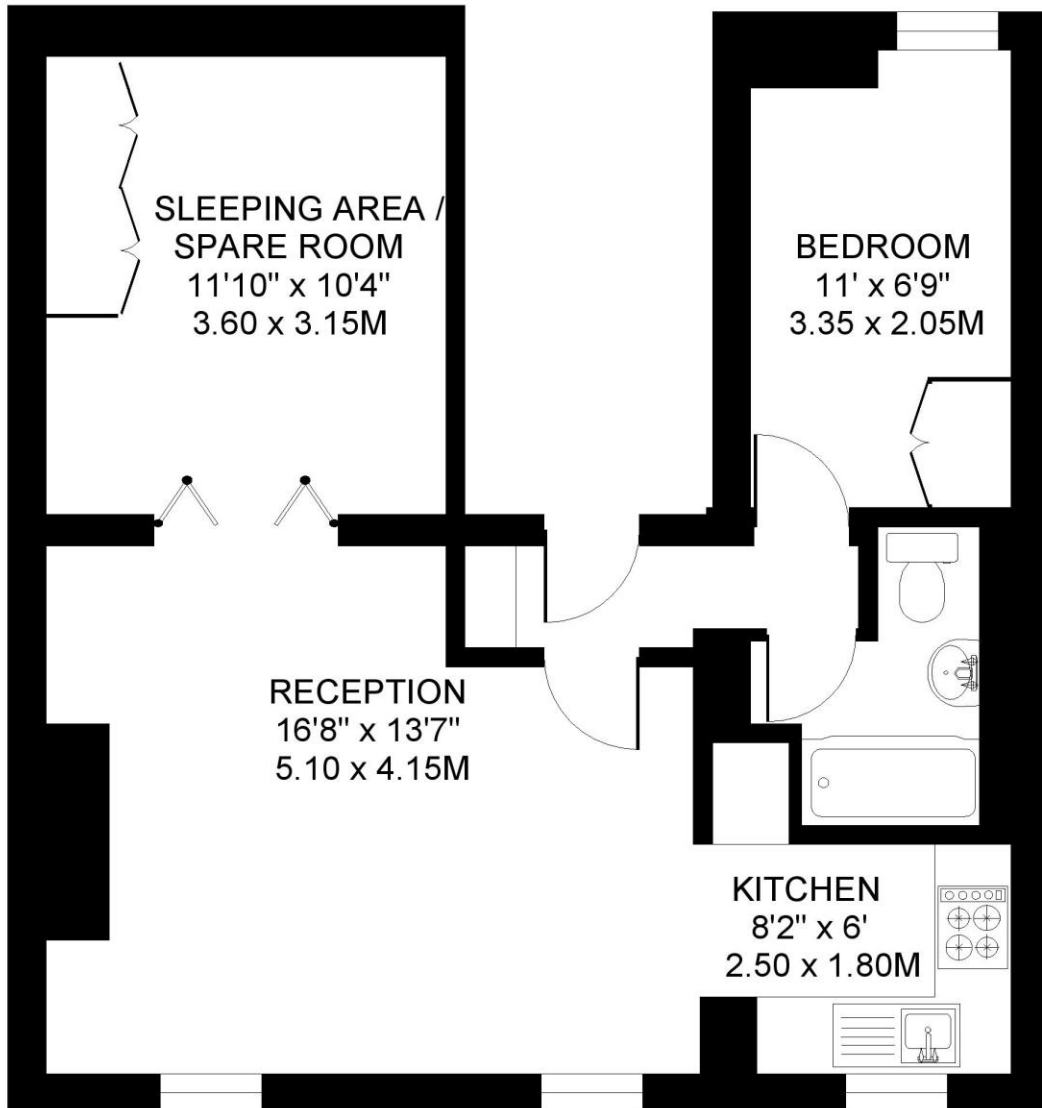
The nearest tube is Oval (Northern Line) and approximately 0.2 miles away. Vauxhall Overground/ Underground Stations (Victoria Line and National Rail) are approximately 0.7 miles away. The area is well-served with bus routes into Central London and beyond. There are also Santander Cycle Docking Stations.





CLAPHAM ROAD. SW9
1 BEDROOM FLAT

Approximate gross floor area
554 SQ.FT / 51.4 SQ.M.



FIRST FLOOR

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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