

## Liberty Street, London, SW9

£375,000 Leasehold

A spacious one-bedroom, split-level, ground and lower ground floor flat located in a smart purpose-built block on this tree lined residential street in Stockwell. EPC Rating B.

## LOCATION

You will find the flat on Liberty Street, nestled between Clapham Road and Brixton Road. Local amenities are all on your doorstep. All that little Portugal and Oval have to offer are well within reach.

## DESCRIPTION

Entering the flat via a private front door on the ground floor. The sociable open plan kitchen and reception space occupies the ground floor. The reception space to the front of the flat is suitable for a sofa, dining table and further freestanding furniture. A great space to relax and unwind.

To the rear is the kitchen which contains a built-in electric oven, hob, extractor and fridge freezer. There is also space for a washing machine and slim line dishwasher. You will find ample cupboard and workspace.

The lower ground floor comprises the bedroom, bathroom, storage cupboard as well as a rear entrance/ exit.

The generous bedroom is to the front of the flat. Suitable for a large double bed and further freestanding storage solutions. You will find a useful storage cupboard in one corner and access to the lightwell to the front.

The bathroom is tiled throughout and contains a bath with overhead shower, sink and W.C.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge – TBC (includes heating and hot water)

Ground Rent - TBC

Council Tax Band: D

## UTILITIES

Electricity – Mains connected

Gas – N/A

Water – Mains connected

Heating – Central heating

Sewerage – Mains connected

Broadband – Superfast Broadband

## LOCAL AUTHORITY


Lambeth Council

## TENURE

Leasehold – 125 years from 7 October 2009

## DIRECTIONS

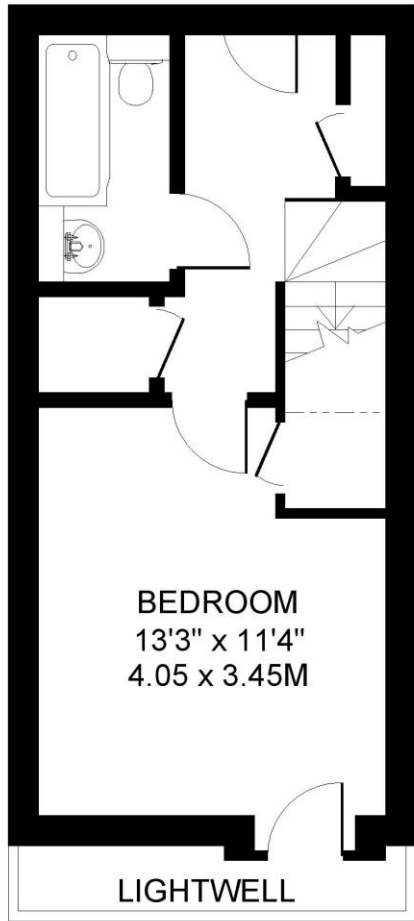
Both Stockwell Underground Station (Northern & Victoria Line) and Oval Underground Station (Northern Line) are approximately 0.5 miles away. Both Clapham Road and Brixton Road are well served by frequent bus services.

| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92+) <b>A</b>                              |                         |   |
| (81-91) <b>B</b>                            | 81                      | 81  |
| (69-80) <b>C</b>                            |                         |   |
| (55-68) <b>D</b>                            |                         |   |
| (39-54) <b>E</b>                            |                         |   |
| (21-38) <b>F</b>                            |                         |   |
| (1-20) <b>G</b>                             |                         |   |
| Not energy efficient - higher running costs |                         |   |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |  |

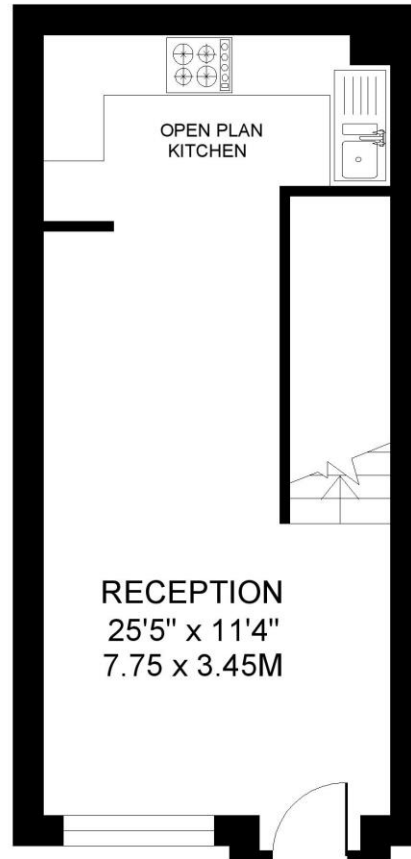


LIBERTY STREET SW9  
1 BEDROOM FLAT

Approximate gross floor area  
581 SQ.FT / 54 SQ.M.



LOWER GROUND FLOOR 291 SQ.FT.



GROUND FLOOR 290 SQ.FT.

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Floorplan produced for Winkworth by Floorplanners 07801 228850

*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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