



## Hackford Road, London, SW9

£625,000 Share of Freehold

Stunning ground-floor, share of freehold flat in a converted Victorian terrace, featuring two spacious bedrooms, enhanced by a delightful side return and tall ceilings with a serene rear garden. The flat has been refurbished to a high standard and offers a comfortable home in an excellent location.

**Winkworth**

## LOCATION

Hackford Road is a great location in Oval, quietly nestled between the vibrant hubs of Clapham Road and Brixton Road, where there are an array of charming cafes and eateries. The flat is in close proximity to Oval and Stockwell Underground Stations, as well as numerous bus routes.

## DESCRIPTION

This apartment comprises two spacious double bedrooms, a well-equipped bathroom, a comfortable kitchen and living room area, and a charming garden, all complemented by ample storage options throughout.

The master bedroom is a great space, featuring high ceilings, a large bay window for an abundant of natural light, and a quaint original fireplace. With built-in storage on either side of the chimney breast, this room can accommodate a king-size bed and provides ample space for wardrobes, ensuring both comfort and practicality.

The secondary bedroom is also a great size and provides space for a double bed. Built-in storage can be found along one wall with beautiful French doors that open up into a small courtyard.

The bathroom is adorned with light blue tiling, complemented by a charming wooden-framed window that floods the space with natural light. The bathroom is complete with a shower, enclosed by a glass screen, a sink, with vanity cabinet above and a w/c.

The kitchen is a large space finished to a very high standard with copious amounts of worktop space including an island – fitted with wine storage - and a beautiful, exposed brick wall is a lovely feature. A dining and living space is underneath the skylight in the new extension and the kitchen comes equipped with an integrated dishwasher, oven, gas hob and Belfast sink, along with space for a fridge.

Lastly, the garden, a peaceful and tranquil space with planters, stone tiled flooring and a bench seat to relax on in the sun.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £1694.4 per annum (£494.4 for building insurance and £1200 into a sinking fund)

Mains water (metered) - £448.44 per annum

Ground Rent - peppercorn

Council Tax Band - D

## UTILITIES

Mains Connected – Water, Gas, Electricity, Sewerage

Standard Broadband available

## LOCAL AUTHORITY

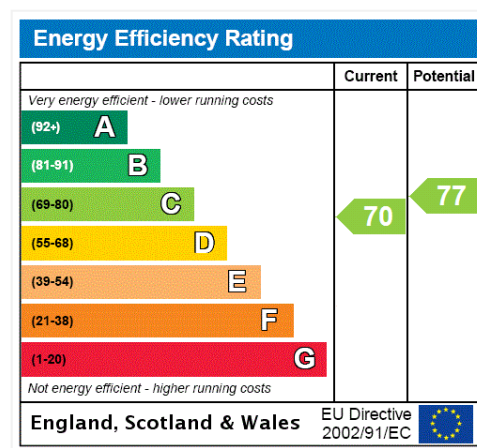
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## TENURE

Share of Freehold - 999 years from 25th December 1977

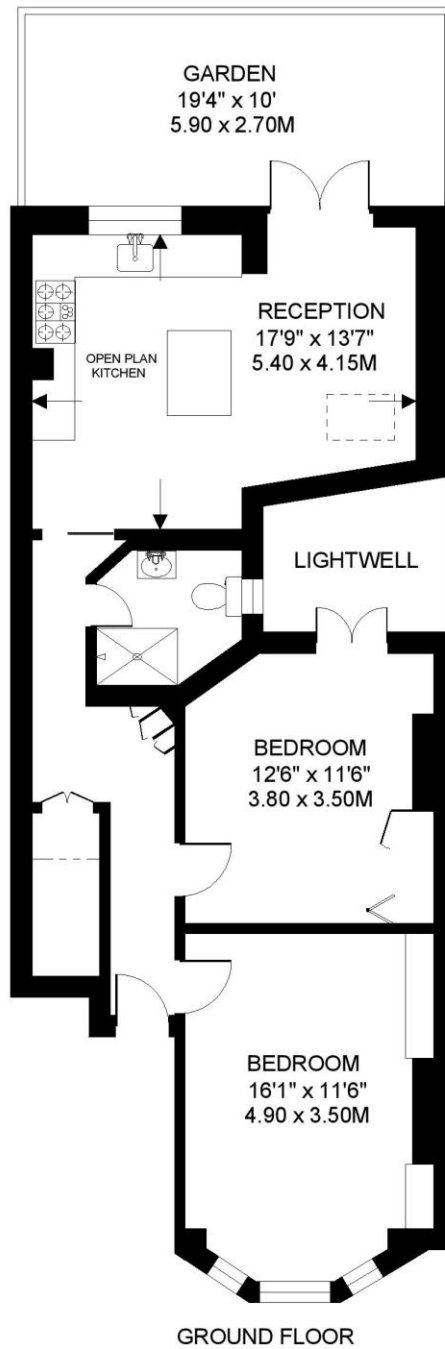
## DIRECTIONS

Stockwell Underground Station (Victoria & Northern Line) is approximately 0.6 miles away. Oval Underground Station (Northern Line) is also approximately 0.6 miles away. The area also offers a frequent bus service from Both Brixton Road and Clapham Road into Central London and the city.





HACKFORD ROAD SW9  
2 BEDROOM FLAT  
Approximate gross floor area  
715 SQ.FT. / 66.4 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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