



# QUILLIAM

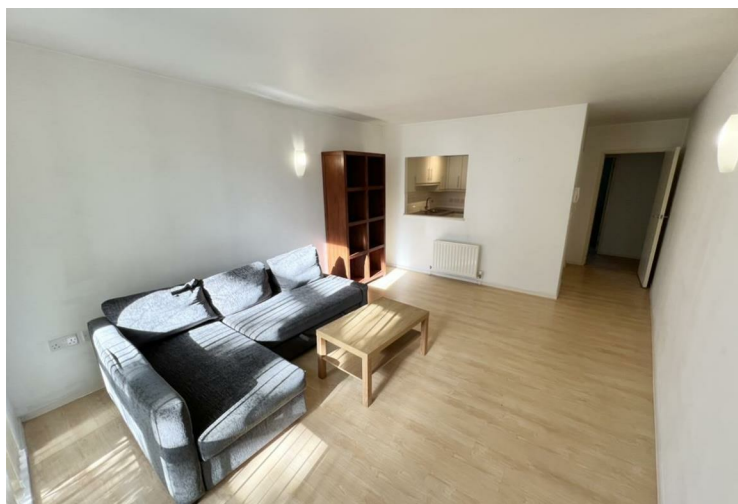
Clapham Road  
London

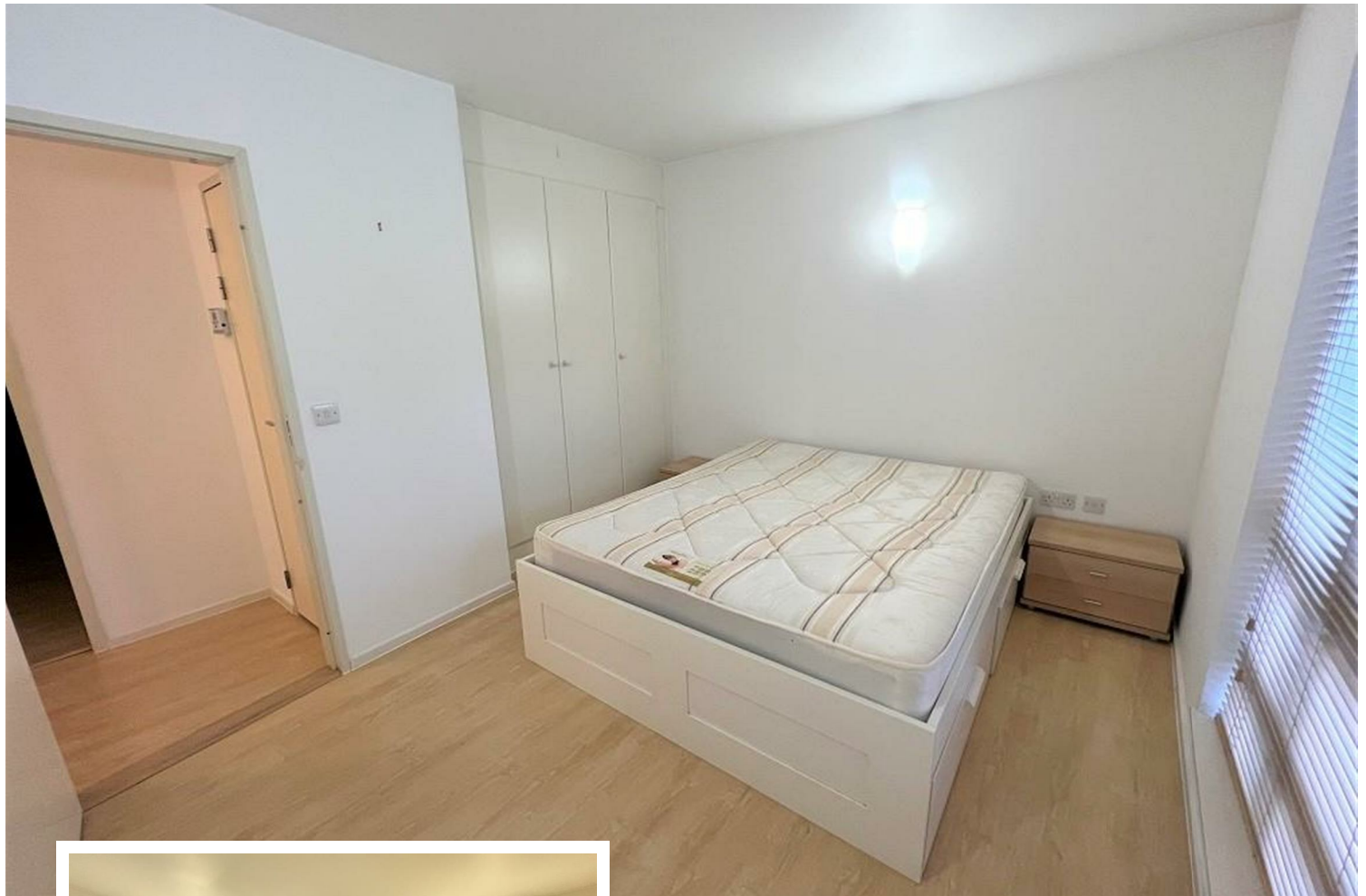
- No Onward Chain
- Two Double Bedrooms
- Spacious Reception/Dining Room
- Ground Floor Flat
- Well-appointed Bathroom
- Private Balcony

- Local Amenities
- Clapham North Circa 10 Min Walk
- Stockwell Station Circa 3 Min Walk
- Clapham High Street Circa 14 Min Walk

**£450,000**

**Leasehold**





## Property Description

**\*\*Fantastic Value\*\* TWO DOUBLE BEDROOM, ONE BATHROOM GARDEN FLAT** within this modern block situated moments from Stockwell (Victoria & Northern Line) and Clapham North (Northern Line) underground stations. \* NO CHAIN\*

The apartment benefits from an entrance hall with storage cupboards; one housing the gas combi boiler. Gas central heating. Laminate wood floors throughout. The property benefits from a spacious reception room with modern open plan fitted kitchen with integrated appliances. Door leads from the reception room to a south facing patio garden area. Two full size double bedrooms. Bedroom 1 has fitted wardrobes. Modern bathroom with shower over the bath, low level WC, basin and heated towel rail.

The property is moments from Stockwell (Victoria & Northern Line) and Clapham North (Northern Line) underground stations, and is served by excellent local bus services.

**Car Capping Scheme:** There is no parking with this apartment and residents cannot apply for a Residents Permit to park on the street. However, local transport links are second to none making this an ideal property or buy to let investment.

**NOTE:** There is currently no EWS1 Form on the building. The Freeholder (Metropolitan Thames Valley Housing) is handling remedial works and has confirmed they are covering the associated costs of such works.

### Disclaimer

Information provided in this listing is for general guidance only and should be verified before proceeding. We have not tested any fixtures, fittings, services, or appliances. Measurements are approximate, and the photographs are intended solely as an illustrative guide. The details have been supplied by the client, and we rely on their accuracy.

# Accommodation

Hallway

Bedroom One  
13'10" x 8'11"

Bedroom Two  
12'6" x 8'10"

Bathroom

Kitchen  
9'2" x 7'10"

Reception / Dining  
15'4" x 12'9"

Balcony  
10'8" x 7'6"



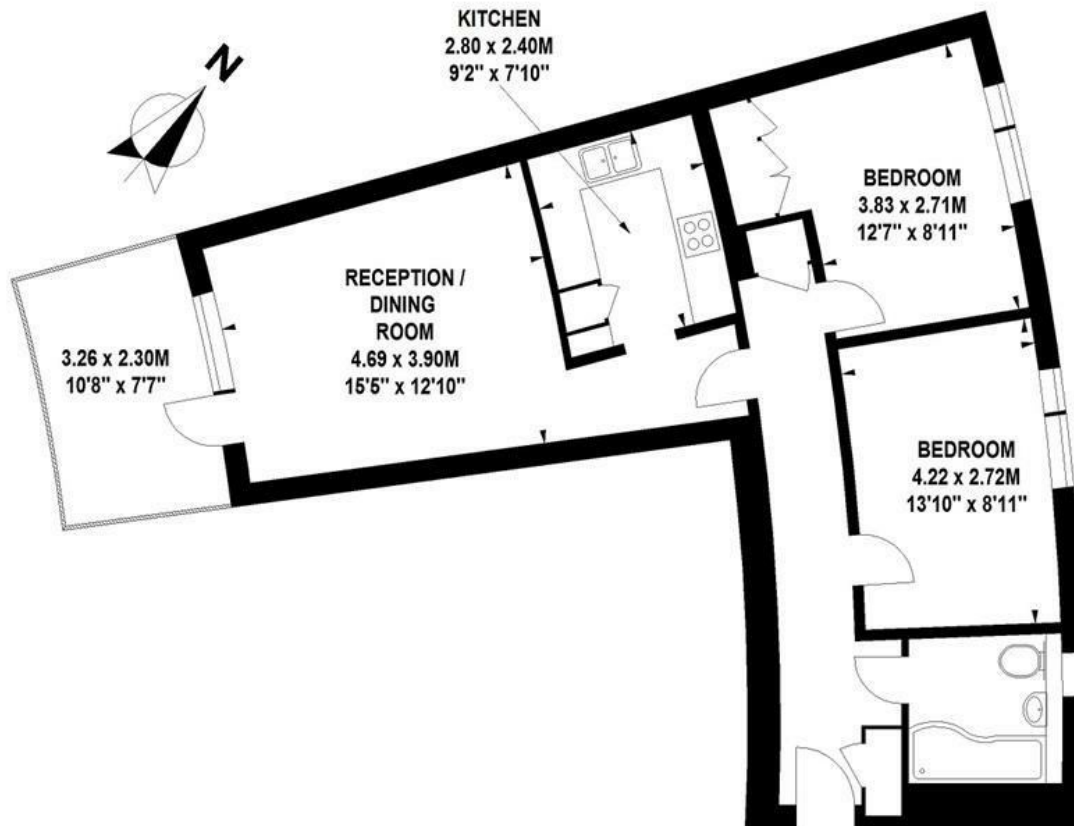
# Property Information

We have been informed by our Vendor of the following information:  
Tenure: Leasehold  
Term of Lease: 125 years from 24/06/2004 (approximately 103 years remaining)  
Service Charge £2,583.63 per annum, reviewed annually by the Management Company  
Ground Rent £125 per annum  
London Borough of Lambeth Council Tax Band: D  
Council Tax Payable for 2026/27 £2,047.11 per annum  
The annual Council Tax charge has been supplied in good faith and is for the period 2026/27. It will likely be reviewed and changed by the Local Authority the following year and could be subject to an increase after the end of March.  
Parking: No Parking Available

\*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

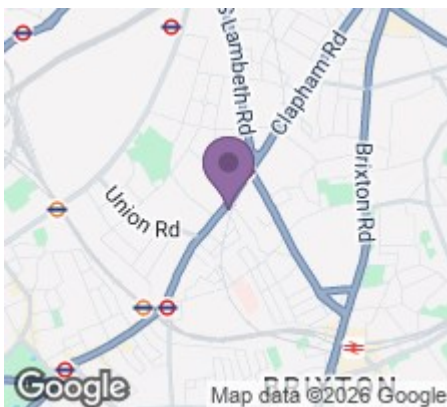
# Ashfield Court, SW9

Approximate Gross Internal Area 66 sq m / 710 sq ft



## Ground Floor

Floor Plan produced for Hackett Estates by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-plus) <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 & Wales                             | EU Directive 2002/91/EC |           |



206 High Street  
Brentford  
TW8 8AH

020 8847 4737  
info@quilliam.co.uk  
<https://www.quilliam.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements