



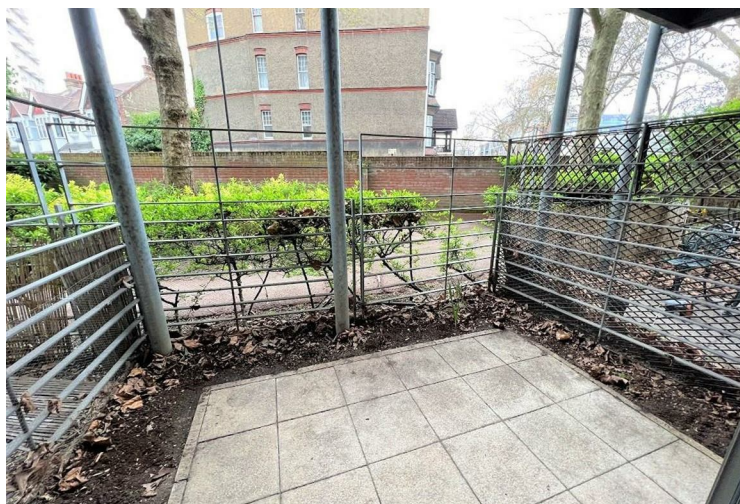
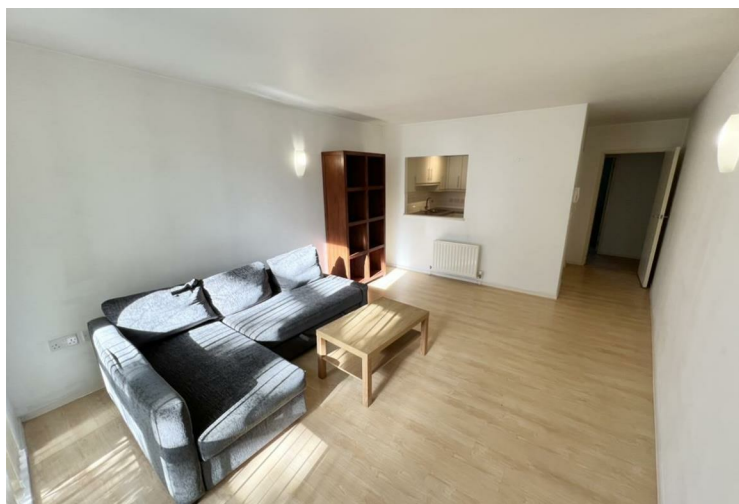
QUILLIAM

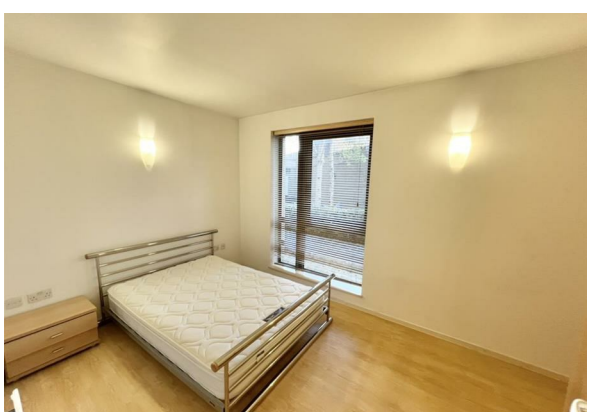
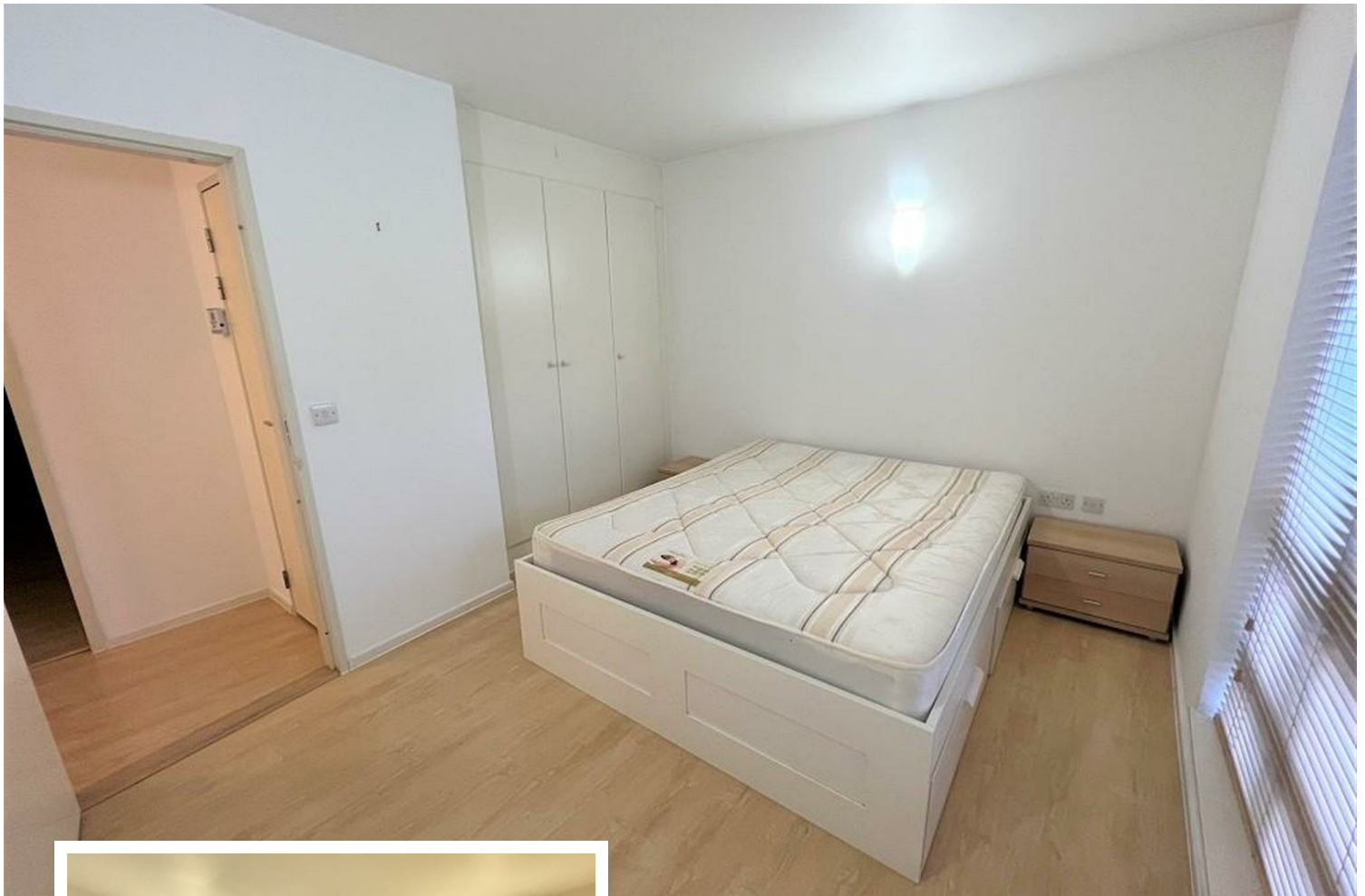
Clapham Road
London

- 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

£498,500

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.

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 2025/26 £2,085.82 per annum

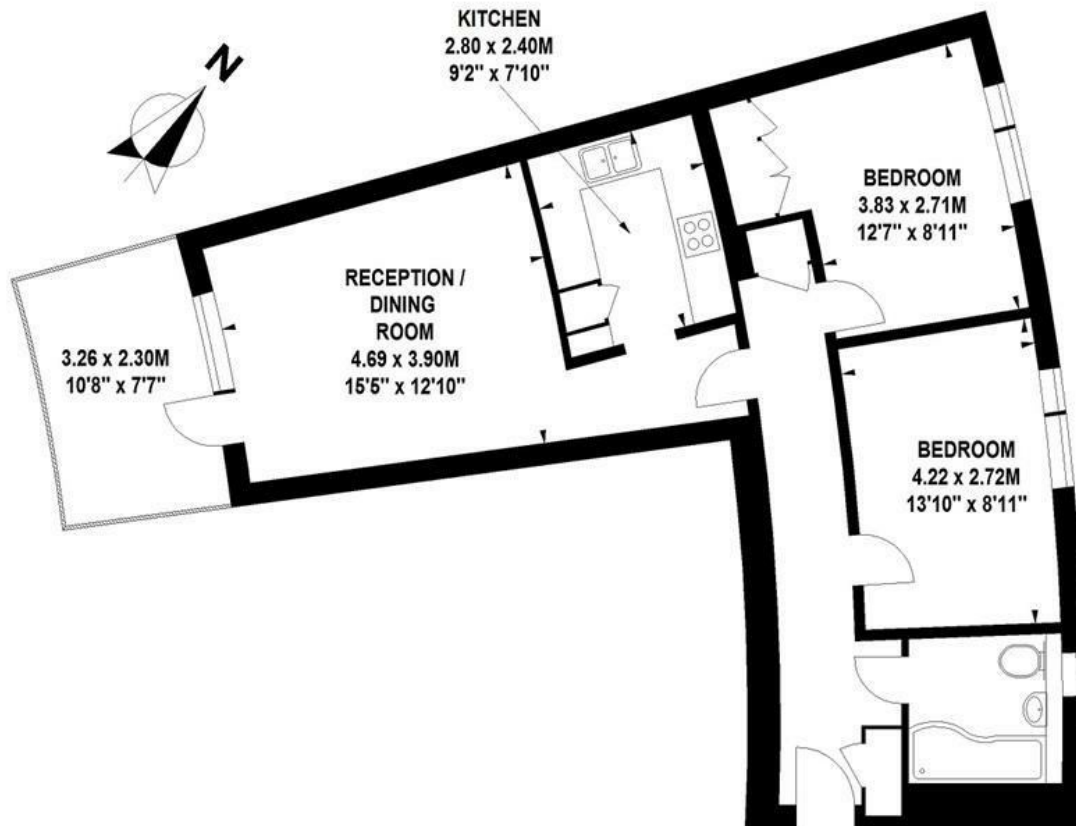
The annual Council Tax charge has been supplied in good faith and is for the period 2025/26. It will likely be reviewed and changed by the Local Authority the following year and could be subject to an increase after the end of March.

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.

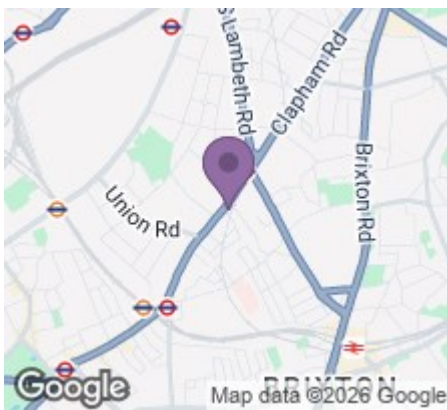
Ashfield Court, SW9

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) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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