



Lansdowne Way | Stockwell, SW8



A larger than average two double bedroom conversion flat moments from Stockwell tube station and local bars & restaurants. Situated above the commercial premises and arranged over two floors, the flat features a large reception room, two double bedrooms, a small but well designed kitchen and a three piece bathroom suite.

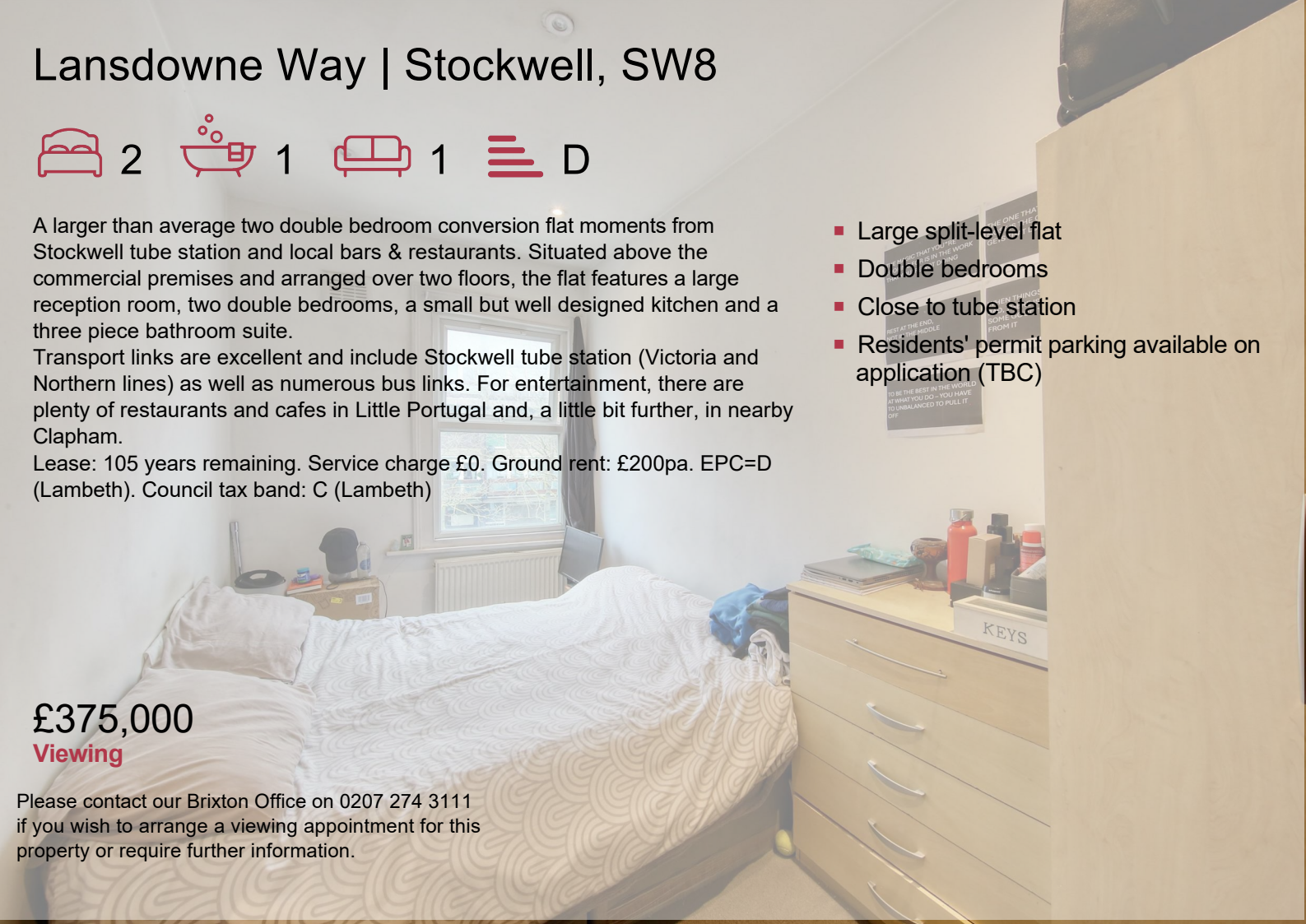
Transport links are excellent and include Stockwell tube station (Victoria and Northern lines) as well as numerous bus links. For entertainment, there are plenty of restaurants and cafes in Little Portugal and, a little bit further, in nearby Clapham.

Lease: 105 years remaining. Service charge £0. Ground rent: £200pa. EPC=D (Lambeth). Council tax band: C (Lambeth)

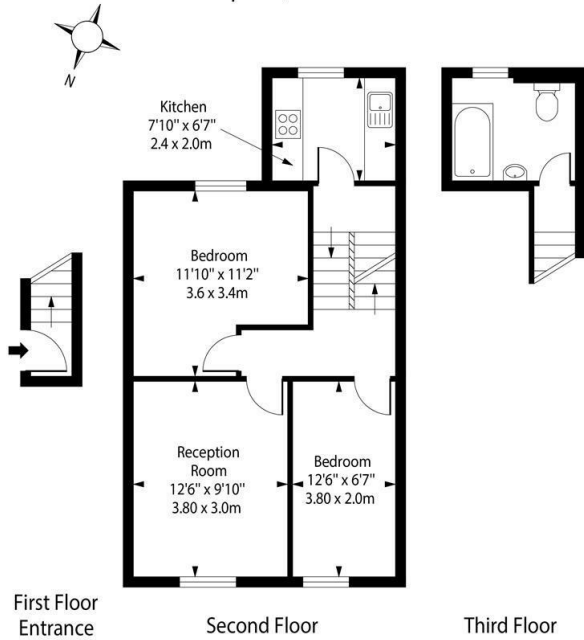
- Large split-level flat
- Double bedrooms
- Close to tube station
- Residents' permit parking available on application (TBC)

£375,000
Viewing

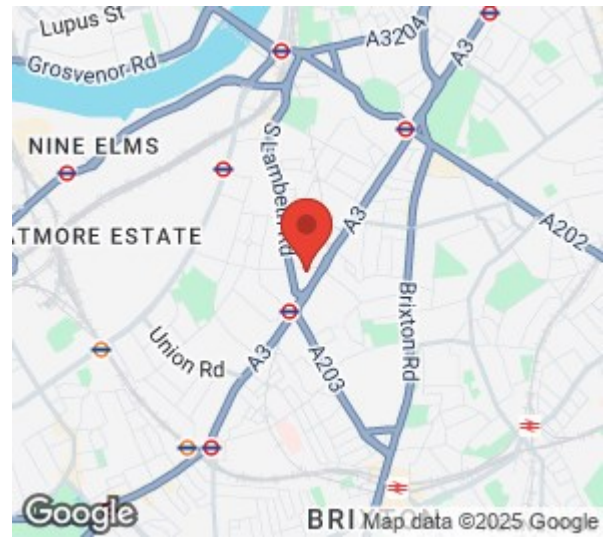
Please contact our Brixton Office on 0207 274 3111 if you wish to arrange a viewing appointment for this property or require further information.



Lansdowne Way,
Clapham, SW8 1HL



Approx Gross Internal Area 554 Sq Ft - 51.5 Sq M
 For Illustration Purposes Only - Not To Scale
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(38-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(38-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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