



Meadow Place,
Offers In Excess Of £900,000



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Meadow Place, London

Offers In Excess Of £900,000

A charming Victorian artisan cottage located on the southerly side of a peaceful cul-de-sac. In excess of 1,350 sq ft, the property is arranged over four floors and is comprised of an entrance hallway and stairs, two reception rooms, kitchen, cellar, four bedrooms, two bathrooms and separate WC. Outside there is a side courtyard and a south-facing roof terrace. The property retains original features, with a bay window to the front, a beautiful period fireplace in the reception and high ceilings. There are excellent local transport links to central London, the City and London Bridge from nearby Vauxhall, Stockwell and Oval stations, while regular bus services can be found on South Lambeth Road. Local amenities include outstanding Ofsted-rated primary schools, three major supermarkets, eating and shopping in Brixton and Clapham, library, doctor's surgery, gym, Vauxhall Park and the Thames Walk.

ENTRANCE HALL

3.27m x 0.91m (10'9" x 3'0")

Entrance door, carpeted stairs to first floor level, door to reception room, radiator, vinyl flooring.

RECEPTION ROOM

4.01m (Max) x 3.35m (13'2" (Max) x 11'0")

Secondary glazed bay window to front, two radiators, feature fire place with surround, carpet as laid.

DINING ROOM

4.34m x 3.99m (14'3" x 13'1")

Secondary glazed patio doors to garden, two radiators, opening to kitchen, tiled floor.

KITCHEN

3.23m x 2.49m (10'7" x 8'2")

Fitted with a matching range of wall and base units with worktop space over, sink and drainer with mixer tap. Built in electric double oven and four ring gas hob. Space for fridge freezer. Partly tiled walls, tiled floor. Door to cellar.

CELLAR

4.50m x 1.56m (14'9" x 5'2")

Space for freezer. Tiled floor.

BATHROOM

1.94m x 1.43m (6'4" x 4'8")

Modern fitted three piece suite comprising: panelled bath with mixer tap and shower over, wall mounted glass wash hand basin and low level flush WC with concealed cistern. Tiled walls, radiator, vinyl flooring.

BEDROOM TWO

3.48m x 2.72m (11'5" x 8'11")

Double glazed patio doors to side leading to garden, double glazed window to side, radiator, carpet as laid.

REAR GARDEN

8.53m x 1.52m (28'0" x 5'0")

BEDROOM ONE

4.01m x 3.35m (13'2" x 11'0")

Two secondary glazed windows to front, two built in wardrobes, two radiators, carpet as laid.

BATHROOM

3.96m x 2.71m (13'0" x 8'11")

Secondary glazed window to rear, corner bath, vanity wash hand basin with mixer tap. Space for washing machine. Partly tiled walls, built in storage cupboards, vinyl flooring.

BEDROOM THREE

4.24m x 2.62m (13'11" x 8'7")

Double glazed patio doors to rear leading to roof terrace, boxed in boiler, radiator, vinyl flooring.

CLOAKROOM

1.50m x 0.84m (4'11" x 2'9")

Secondary glazed window to side, low level flush WC with concealed cistern, wash hand basin, vinyl flooring.

ROOF TERRACE

2.93m x 3.49m (9'8" x 11'6")

South facing roof terrace.

BEDROOM FOUR

4.29m x 2.62m (14'1" x 8'7")

Secondary glazed window to rear, feature fire place, radiator, carpet as laid.

EXTERNAL

FLOORPLAN

EPC GRAPH

Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

All Measurements

All Measurements are Approximate

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch

