

Paradise Road, SW4

M^{OV}ELI





Paradise Road, SW4

Step off the lift, head up to the third floor, and prepare to meet a flat that understands the assignment.

- Leasehold of 107 Years remaining
- Two bright, well-proportioned double bedrooms
- Spacious southeast-facing reception room with excellent natural light
- Gorgeous private balcony, ideal for relaxing or entertaining
- Separate modern integrated kitchen with sleek finishes
- Wooden floors throughout for a clean, contemporary feel
- Seconds from Stockwell Station (Northern & Victoria lines)
- EWS1 In place with scaffolding to

This beautifully presented two-bedroom apartment delivers bright double bedrooms (no creative measuring required), handsome wooden floors underfoot, and a sleek, separate modern kitchen with integrated appliances that will make even a midweek pasta feel vaguely impressive. The spacious reception room is southeast-facing, meaning excellent natural light and sunnier mornings than most Londoners believe possible. Slide open the doors and you'll find a gorgeous private balcony — ideal for coffee, plants, or quietly congratulating yourself on a very good life choice.

The flat sits within a charming, modern low-rise block with lift access, a communal garden, and secure bike storage for those who enjoy cycling or simply like owning a bike.

EWS1 in place with light scaffolding to commence in 2026 and is estimated to take 3-6 Months

Location-wise, it's difficult to argue with. Stockwell Station is literally seconds away, offering swift access to both the Northern and Victoria lines — central London is firmly within "I'll just pop in" territory. Clapham Road's amenities are close at hand, while the much-loved enclave of 'Little Portugal' is five minutes on foot, bringing with it excellent cafés, bakeries, and pubs, including the ever-popular Canton Arms.

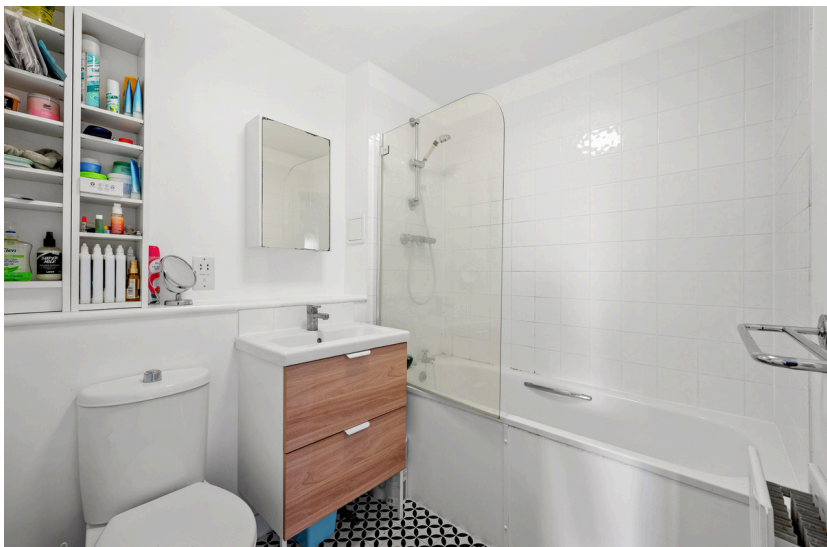
Brixton is also within easy reach and needs little introduction: ►



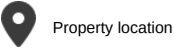


- Brixton Village, Market Row and Acre Lane offer some of the best food and drink south of the river, while cultural heavyweights such as The Ritzy, Electric Brixton and the O2 Academy keep evenings interesting. Regular farmer's markets in Brixton and nearby Oval add a wholesome finishing touch.





LOCATION

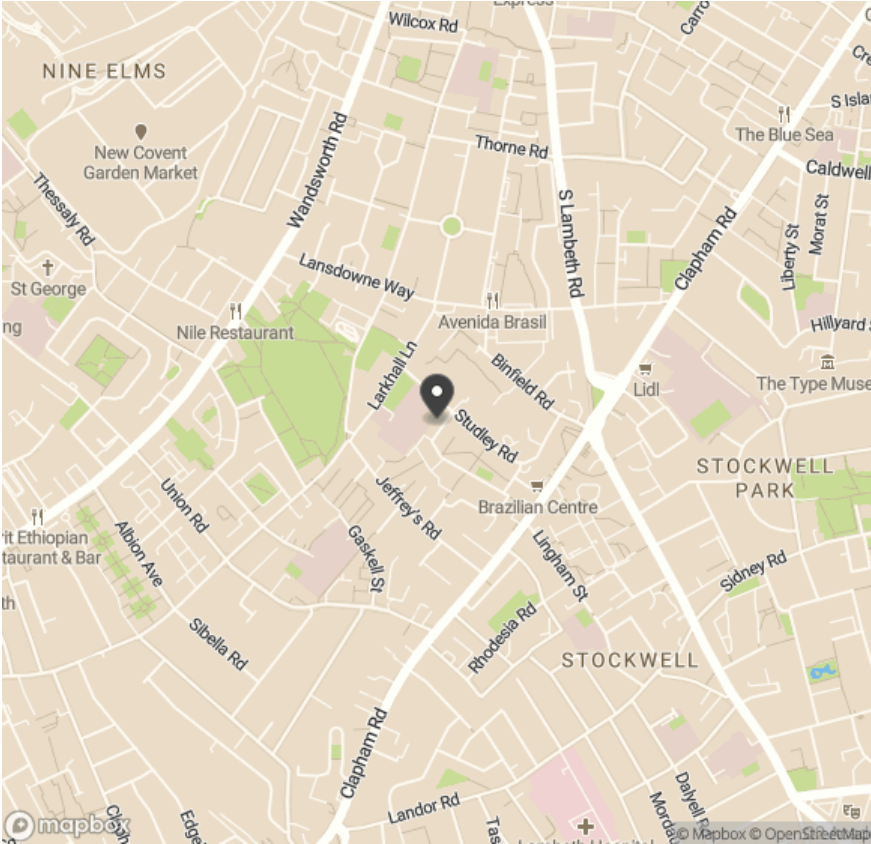


ENERGY PERFORMANCE
CERTIFICATE (EPC)

Current: **81**
Potential: **82**

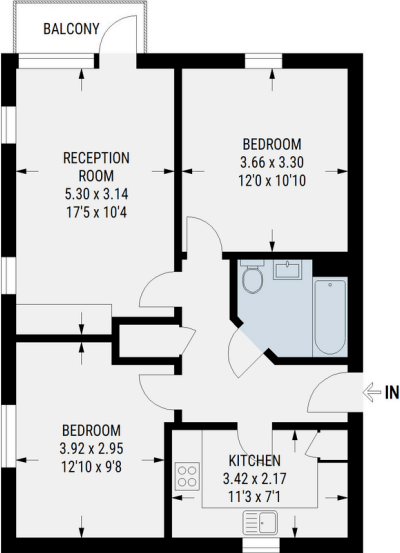
FLOOR PLAN

659 sq ft (61 sq m)



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Approximate Gross Internal Area = 659 sq ft / 61.22 sq m



THIRD FLOOR

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