



Waltham House, Stockwell Road, London
3 Bedroom Ground Floor Flat

Price : £475,000 Offers in excess of:
Leasehold

Waltham House, Stockwell Road, London – NO ONWARD CHAIN !!

Property Details:

Discover your ideal home in this charming 3-bedroom Ground-floor apartment, perfectly situated in the vibrant community of Stockwell Road. Offering a blend of modern living and family-friendly amenities, this property is perfect for anyone seeking comfort and convenience, with easy access to London.

Comprising of 3 Bedrooms, 1 bathroom, lounge and private balcony. Fitted kitchen with space for dining table. Gas central heating. Double glazing. Located in the ever popular area of Stockwell Road with good transport links and close to amenities. There are well kept communal gardens and a variety of children's play areas in the surrounding communal grounds. The complex is a very secure, gated community ensuring safety and reassurance to all who live here. This is a great opportunity to get on the property ladder or for a buy to let investment. Don't delay, book your viewing!

Key Features:

- **Bright Living Area with lots of natural light:** Step into a bright and inviting living room that exudes warmth and comfort. This spacious apartment seamlessly integrates the living space with a contemporary, fully-equipped kitchen, ideal for both relaxation and entertaining.
- **Three Comfortable Bedrooms:** This apartment features three bedrooms, each designed to provide a restful retreat.
- **Modern Bathroom:**
- **Lovely Outdoor Spaces:** The property is surrounded by beautifully maintained communal gardens, perfect for relaxation and leisure. Children will love the designated play areas, providing a safe and enjoyable environment for outdoor activities.
- **Excellent Commute to London:** Benefit from superb transport links, with Stockwell Tube Station a short walk, making this apartment an ideal choice for city commuters.
- **Local Amenities:** Located in a thriving neighbourhood, you'll find an array of local shops and amenities that further enhance the appeal of this fantastic location.

Council Tax Band: B - Local Council: Lambeth Council
Approximate gross internal area 83m² – 893 sq ft.
EPC: C

First Floor Flat:

Communal entrance from ground floor: .Secure door entry system.

Entrance Hall to Flat: Access to all accommodation. Wood flooring. Radiator. . Smooth ceiling. Neutral décor.

Lounge: Double glazed window. Door to balcony. Wood flooring. Radiator. Neutral décor. (currently used as a 4th bedroom).

Kitchen: . Double glazed window. A range of fitted wall and base units. Oven & hob with extractor over. Space for fridge/freezer, space for washing machine. Wood flooring. Door to balcony. Neutral Décor.

Bathroom: Shower cubicle. W.C. & hand basin. Wood flooring. Neutral décor.

Bedroom 1: Double glazed window. Radiator. Wood flooring. Neutral décor.

Bedroom 2: Double glazed window. Radiator. Wood flooring. Neutral décor.

Bedroom 3: Double glazed window. Radiator. Wood flooring. Neutral décor.

Outside:

Communal Gardens: Lawned garden areas with further purpose built children's play areas that include climbing frames and basket/netball courts. Lots of areas too for enjoying time outside.

Parking: There is secure parking within the gated estate.

Council Tax Band: B - Local Council: Lambeth
Approximate gross internal area: 83m² – 893 sq ft.
EPC: C

Lease: From: 21/05/1990 To: 21/05/2115 – 91 years remaining.

Ground Rent: £ TBC
Service Charge: £ TBC

CHAIN FREE PROPERTY



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- 3 Double Bedrooms
- Fitted Kitchen/Diner
- Lounge
- Bathroom
- Balcony
- Gas Central Heating
- Double glazing
- Communal Gardens
- Children's Play Areas
- Good Transport links to London
- NO ONWARD CHAIN

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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CHAIN FREE PROPERTY