

Flat 33, Morant House Stockwell Gardens Estate, Stockwell, London, SW9 9AA
Offers Over £375,000
Council Tax Band: B

ORLANDO REID
— MANCHESTER —



Offering exceptional value for such a location, this 1st-floor flat has lift access, 2-double bedrooms and communal gardens, and is just 4 minutes' walk from Stockwell station (Northern and Victoria lines). Ideal for first-time buyers or investors.

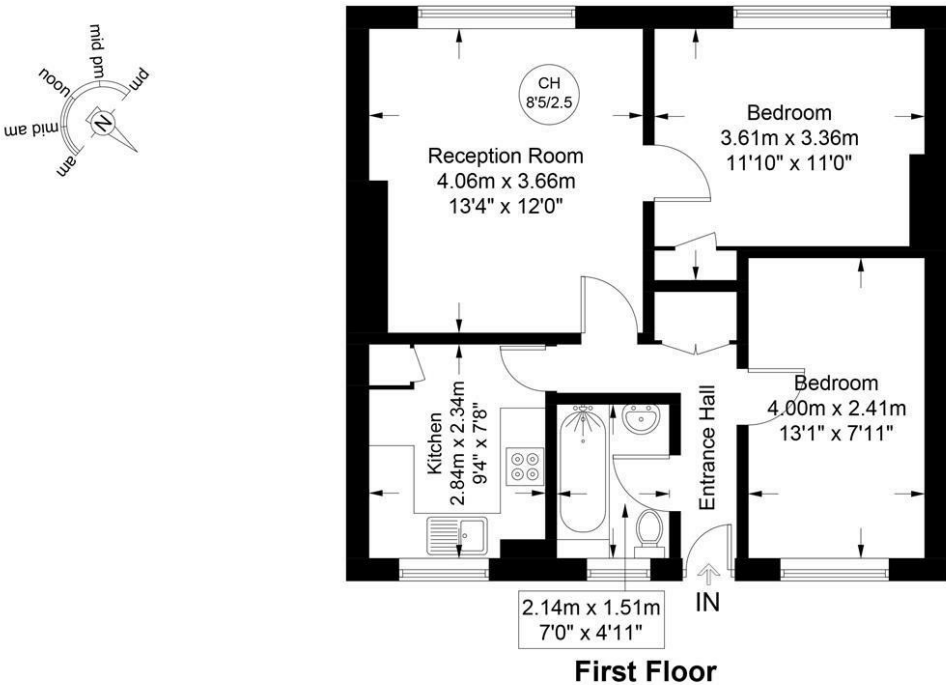
The reception is spacious, very bright and there is a separate kitchen and a family bathroom. This property is within a low-rise 1930s block, which incorporates private off-street parking available via permit.

The property is 6 minutes' walk from the green space of Slade Gardens, and just over a mile (7-minute bus ride or 2 Underground stops) from the huge green space of Clapham Common. The restaurants, bars and amenities of Clapham High Street and Brixton are within easy walking distance, and the coffee and delis of Little Portugal are closer still.

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Morant House, SW9

Approximate Gross Internal Area = 563 sq ft / 52.3 sq m



First Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		