

## GROUND FLOOR FLAT 80 LINGHAM STREET LONDON, SW9 9HF

£525,000  
LEASEHOLD - SHARE OF  
FREEHOLD

Nestled on the sought-after Lingham Street in SW9, this beautifully presented one-bedroom ground floor apartment offers a perfect blend of modern living and private outdoor space.

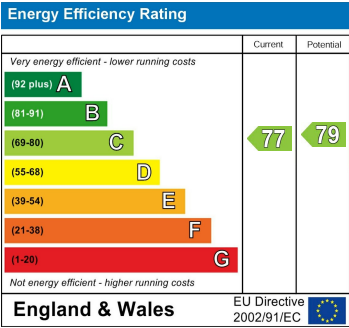
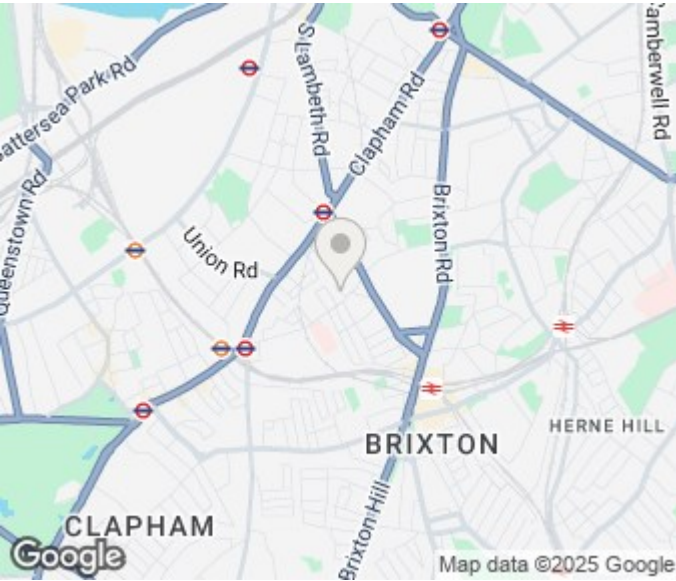
Boasting a bright and spacious open-plan kitchen and living area, the property is ideal for entertaining or relaxing in comfort. The thoughtfully designed layout includes an abundance of built-in storage throughout, ensuring a clutter-free living experience.

The generously sized bedroom overlooks the private garden, a rare find in this location, offering a peaceful retreat ideal for morning coffees or evening relaxation. The apartment also benefits from sharing a well-maintained entrance with just one other property, adding a sense of exclusivity and privacy.

Situated moments from local amenities, excellent transport links, and the vibrant offerings of Brixton and Clapham, this property is perfect for first-time buyers, downsizers, or investors alike.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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