



Loughborough Road, London SW9

welcome to

Loughborough Road, London

We are proud to bring to the market this delightful two bedroom first floor apartment, offering an abundance of charm and character. Arranged over the first floor of this imposing period residence this beautiful property is offered for sale in excellent internal condition, ideal for anyone looking to move straight in.

Situated on the fringes of the ever popular Myatts Field South the property is ideally positioned for easy access to Brixton High Street and Overground station as well as Stockwell tube station (Northern Line). The nearby Brixton Road also provides a plethora of shops restaurant and bars along with multiple bus routes.

Accommodation comprises an entrance hall, two bedrooms, living room, kitchen and bathroom.

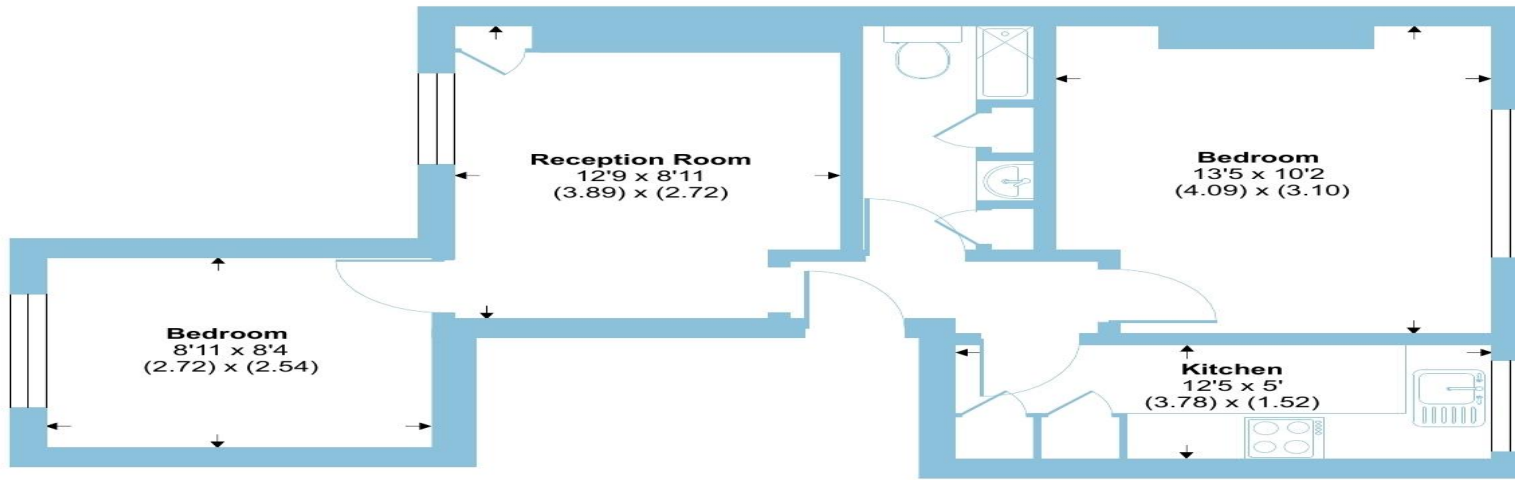
Early viewing advised to avoid disappointment.



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Approximate Area = 464 sq ft / 43.1 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2023. Produced for Barnard Marcus. REF: 1061285



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Loughborough Road, London

- Two Bedrooms
- First Floor
- Period Conversion
- Healthy Length Lease
- Popular Location

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£390,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110279



Property Ref:
KGT110279 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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