



**Portland Grove, London SW8**

**welcome to**  
**Portland Grove, London**

We are delighted to introduce this well appointed one double bedroom top floor (3rd) purpose built apartment, with convenient access to a fantastic large communal roof terrace. Situated in this popular low rise block the property is enviably positioned just 0.3 miles from Stockwell Tube Station (Northern & Victoria Line). Local shops and supermarkets can be found close by and Larkhall Park is also just 0.4 miles away. The property will also benefit from a newly extended lease on completion.

Accommodation comprises own front door, entrance hall, one double bedroom, large open plan kitchen/reception room and bathroom.

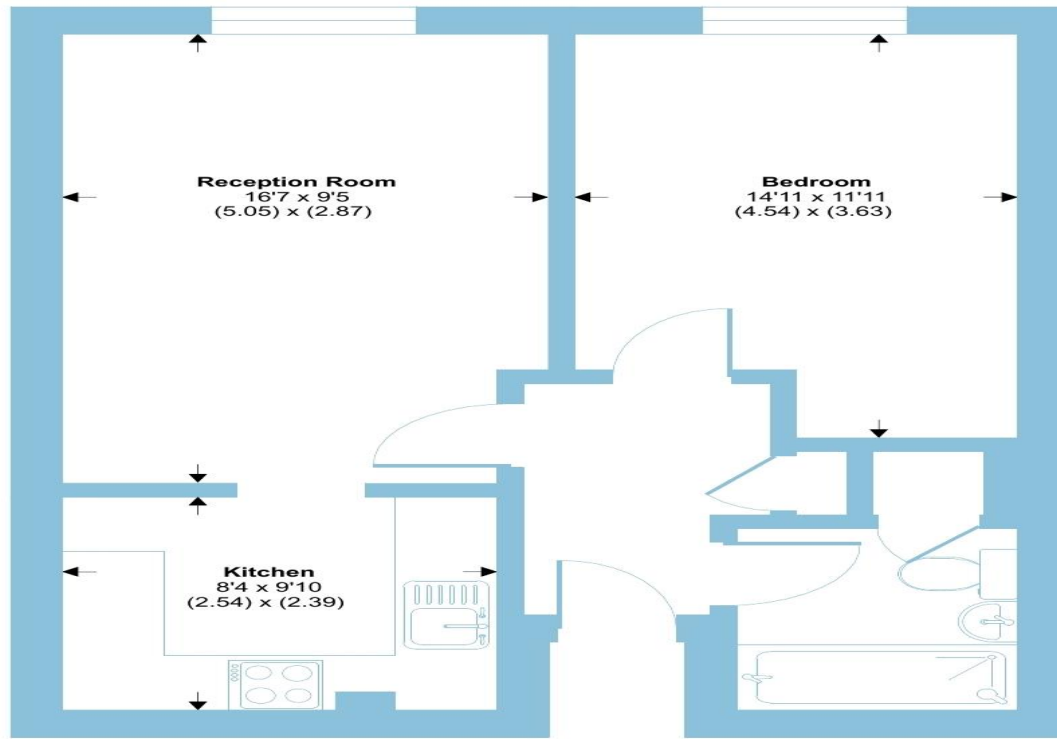
Viewings by appointment via owners sole agents



# Portland Grove, London, SW8

Approximate Area = 448 sq ft / 41.6 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). © n̄checom 2024. Produced for Barnard Marcus. REF: 1125317



welcome to

## Portland Grove, London

- One Double Bedroom
- Top Floor (3rd)
- New Lease on Completion
- Stunning Communal Roof Terrace
- Convenient Location

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Jul 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £340,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT110421](https://www.barnardmarcus.co.uk/Property/KGT110421)



Property Ref:  
KGT110421 - 0011

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