



Acland House Stockwell Gardens Estate, London SW9

welcome to

Acland House Stockwell Gardens Estate, London

Positioned on the corner of the third floor of this popular low rise brick built block is this dual aspect two double bedroom purpose built apartment. The property is offered for sale in beautiful internal condition and is available with the added benefit of no onward chain, ideal for anyone looking for a swift move. The property is enviably positioned in this leafy development just 0.2 miles from Stockwell Tube Station (Northern & Victoria Line) which provides regular links in to Central London. Local shops and supermarkets can be found close by and Larkhall Park is also just 0.4 miles away, ideal for those who enjoy being outdoors.

Accommodation comprises an entrance hall with storage, two double bedrooms of similar proportions, large living room, re-fitted kitchen, recently renovated stylish bathroom and WC.

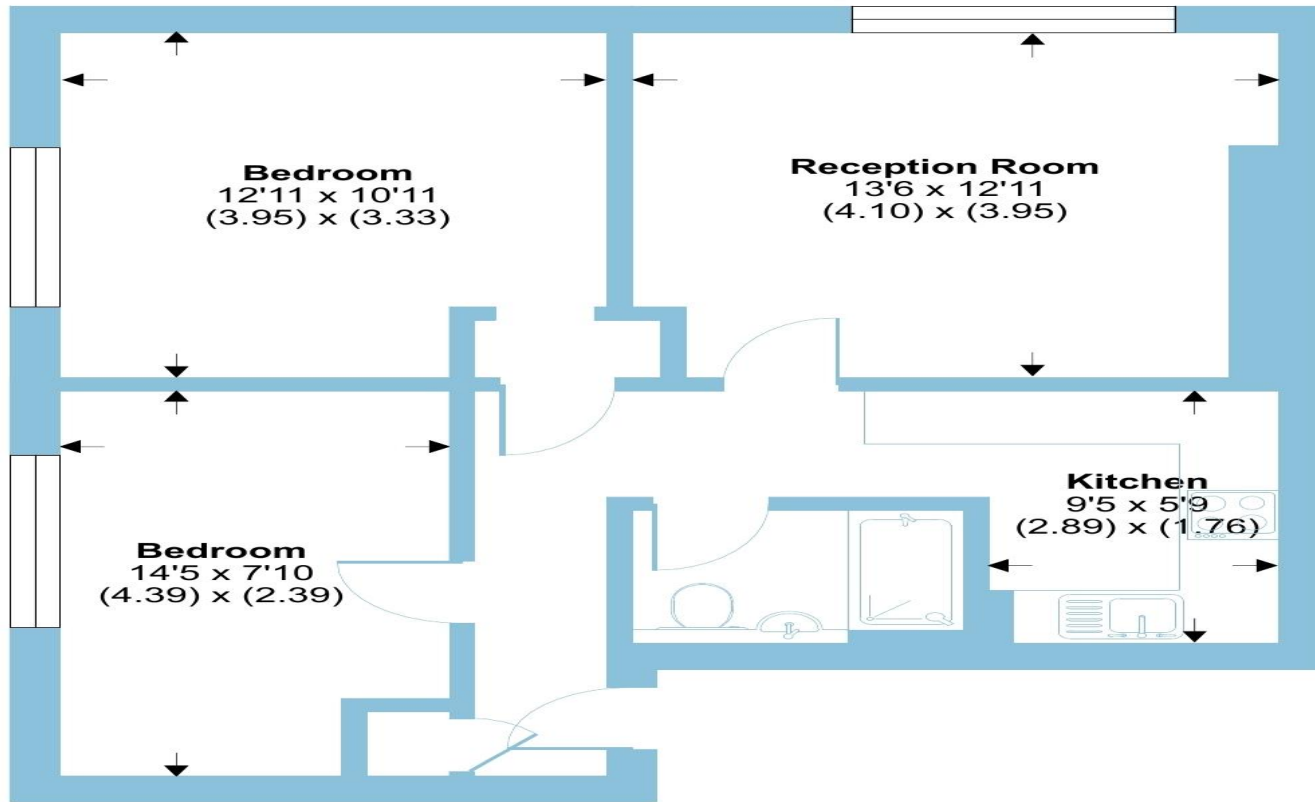
Internal viewings advised via owners sole agents.



Stockwell Gardens Estate, London, SW9

Approximate Area = 618 sq ft / 57.4 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1287779

 **barnard marcus**

welcome to

Acland House Stockwell Gardens Estate, London

- Two Double Bedrooms
- Third Floor
- No Onward Chain
- Superb Condition
- Sought After Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1879.44 Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Dec 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110799



Property Ref:
KGT110799 - 0003

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 7735 0922



Kennington@barnardmarcus.co.uk



315 Kennington Road, Kennington, LONDON,
SE11 4QE



barnardmarcus.co.uk