



Lansdowne Way | Stockwell, SW8



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £250,000.

A larger than average two double bedroom conversion flat moments from Stockwell tube station and local bars & restaurants. Situated above the commercial premises and arranged over two floors, the flat features a large reception room, two double bedrooms, a small but well designed kitchen and a three piece bathroom suite.

Transport links are excellent and include Stockwell tube station (Victoria and Northern lines) as well as numerous bus links. For entertainment, there are plenty of restaurants and cafes in Little Portugal and, a little bit further, in nearby Clapham.

Lease: 105 years remaining. Service charge £0. Ground rent: £200pa. EPC=D (Lambeth). Council tax band: C (Lambeth)

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

- Large split-level flat
- Double bedrooms
- Close to tube station
- Residents' permit parking available on application (TBC)

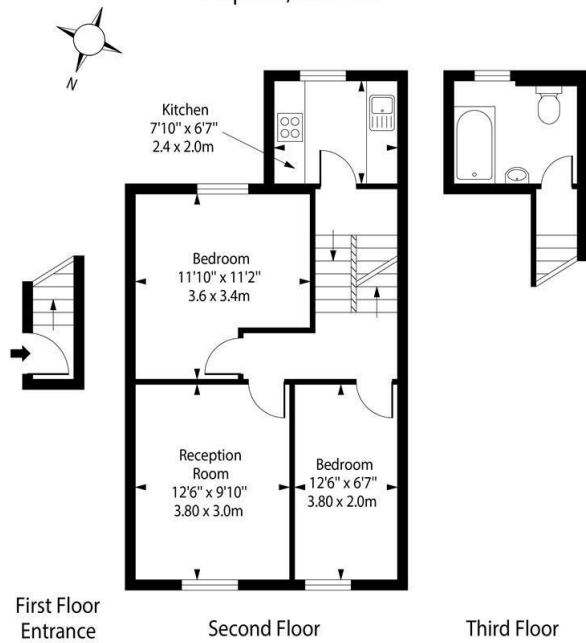
Guide Price £250,000

Viewing

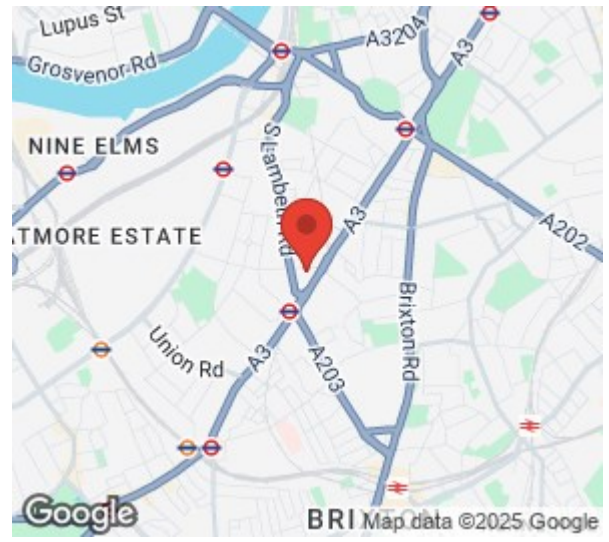
Please contact our Brixton Office on 0207 274 3111 if you wish to arrange a viewing appointment for this property or require further information.



Lansdowne Way,
Clapham, SW8 1HL



Approx Gross Internal Area 554 Sq Ft - 51.5 Sq M
For Illustration Purposes Only - Not To Scale
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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