



**Connells**

Ground Floor Flat South Lambeth Road  
London



## Property Description

This is your chance to own an historic end of terrace apartment within the bustling area of Stockwell. These do not come to market very often, especially where you will own a 25% share of the freehold and the lease being recently renewed.. Built in the early 1900s, this Edwardian property has lots to offer., On entering the property you are immediately drawn to having a large hallway and high ceilings. To the left you enter in to the spacious living room which comprises an original fireplace, almost floor to ceiling sash windows making the room light and bright with white wooden blinds mixing the modern with the old.

Walking back across the hallway takes you to the family bathroom and Bedroom 1, which is a double, on the left and then leading straight in to the galley kitchen. The kitchen has gas hob for all your cooking needs, washing machine, fridge freezer and plenty of storage. The door at the end of the kitchen leads out to stairs that take you down in to the tranquility of the private patio garden.

Walking back to the hallway and downstairs are bedrooms 2 and 3. Both excellent in size.

The property is currently tenanted but will be a vacant possession. It is on the market via Modern Method of Sale. Being close to shops, restaurants and walking distance to Stockwell Tube Station this is a must to view. Ideal for the commuter, investor or first time buyer. Do call to view and arrange your viewing slot. This is an opportunity not to be

missed.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to

you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Living Room**

14' 6" x 13' 7" ( 4.42m x 4.14m )

### **Kitchen**

14' 7" x 7' 3" ( 4.45m x 2.21m )

### **Bathroom**

8' 2" x 8' 1" ( 2.49m x 2.46m )

### **Bedroom 1**

12' 3" x 10' 2" ( 3.73m x 3.10m )

### **Bedroom 2**

12' 4" x 9' 11" ( 3.76m x 3.02m )

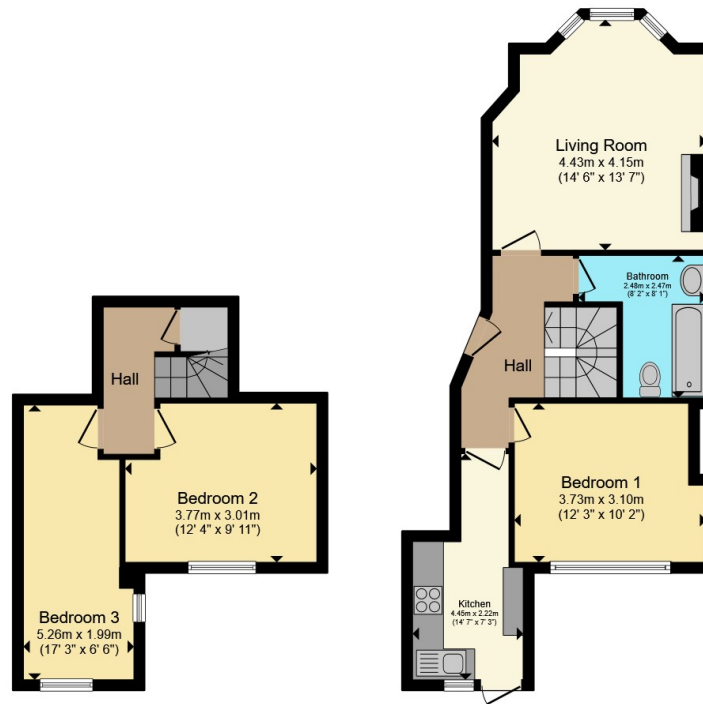
### **Bedroom 3**

17' 3" x 6' 6" ( 5.26m x 1.98m )









**Lower Ground Floor**

**Ground Floor**

Total floor area 76.1 m<sup>2</sup> (819 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01245 261 266**

**E [chelmsford@connells.co.uk](mailto:chelmsford@connells.co.uk)**

4 Tindal Square  
CHELMSFORD CM1 1EH

EPC Rating: D Council Tax Band: D

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CHL309184](http://connells.co.uk/Property/CHL309184)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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