



**Lansdowne Way, London SW8 2NP**

**welcome to**  
**Lansdowne Way, London**

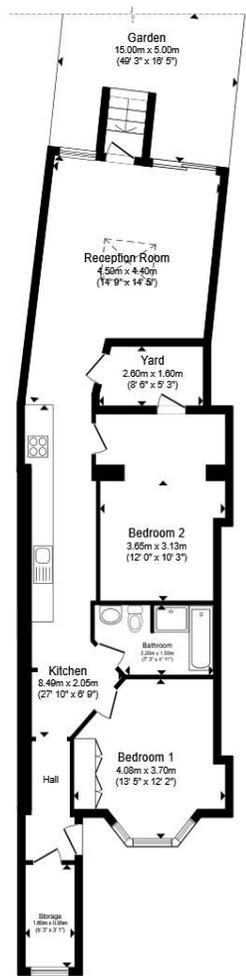
A bright and generously proportioned two double bedroom lower ground floor period conversion for sale, extending to approximately 920 sq ft, and benefitting from its own private front door and a substantial private garden.

The accommodation is arranged in a well-considered and flowing layout, with a welcoming entrance hallway leading into the kitchen, which in turn opens into the principal reception room. The reception space enjoys direct access onto the private garden, creating a natural progression through the home and making it particularly well suited to both everyday living and entertaining. The reception is further enhanced by elegant herringbone flooring, while the garden provides a peaceful and private outdoor retreat.

The property further offers two well-proportioned double bedrooms, positioned away from the main living accommodation, alongside a large bathroom and useful storage. The flat forms part of a handsome period building, retaining the character and charm expected of properties within this highly regarded setting.

Situated in the heart of the Stockwell Conservation Area, the property is located just one street from Stockwell Underground Station, with Nine Elms underground station also within close proximity. This provides swift access to both Central London and the City via the Northern and Victoria lines, while a wide selection of popular pubs, restaurants, cafés, supermarkets, and local amenities are nearby.





## 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.

Total floor area 85.8 m<sup>2</sup> (924 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)



welcome to

## Lansdowne Way, London

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Exceeding 920 square feet of accommodation
- Herringbone flooring

Tenure: Leasehold EPC Rating: C

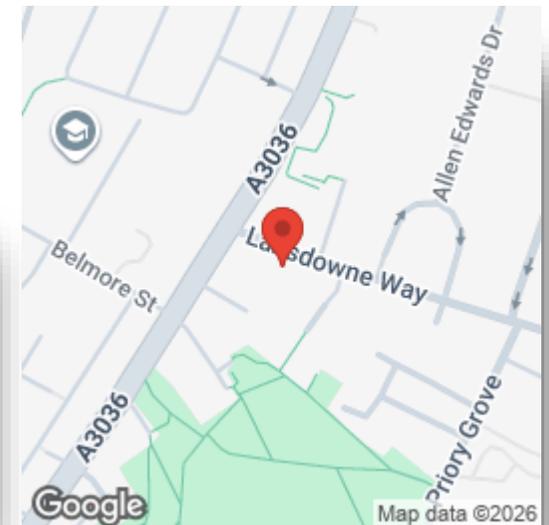
Council Tax Band: C Service Charge: 500.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CPM108303](https://barnardmarcus.co.uk/Property/CPM108303)



Property Ref:  
CPM108303 - 0012

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