



Lansdowne Way, London SW8 2NP

welcome to

Lansdowne Way, London

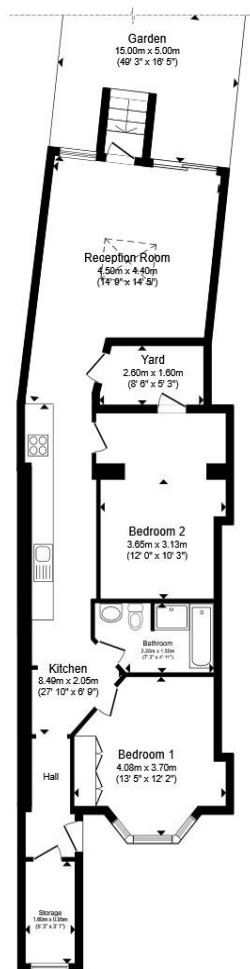
A bright and generously proportioned two double bedroom lower ground floor period conversion for sale, extending to approximately 920 sq ft, and benefitting from its own private front door and a substantial private garden.

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.





Total floor area 85.8 m² (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



Auctioneer's Comments

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- 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

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CPM108303



Property Ref:
CPM108303 - 0009

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