

FOR SALE

£1,250,000 Freehold



Davis & Gibbs

# Stockwell Park Road, Stockwell. Sw9

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## ABOUT THE PROPERTY

Available to purchase as a buy to let as tenants in situ until next August. This beautiful four storey property on the sought after Stockwell Park Road collects a healthy monthly rent and is surrounded by idyllic period houses and excellent transport links. The property boasts four double bedrooms, each with en-suit bathrooms, two larger than average reception rooms, one including the open plan kitchen. A downstairs WC, utility room and a private garden which also provides access to the off street car parking facilities. The property is in need of some modernisation, viewings are a must to appreciate this properties size and beauty. Call 0208 772 9819 to arrange.

## FEATURES

- Freehold Property
- Four Double Beds
- Two Reception
- Parking
- Large Kitchen
- Four Stories
- Beautiful Road
- Great Transport Links



## Lower Ground

### Kitchen/Diner

Tiled floors integrated units and direct access to the patio via two sets of patio doors. Houses a fully functioning kitchen and dining area.

### Bathroom

Downstairs WC and utility room complete with basin.

### Garden

Half paved and gravelled with access gate to street.

## Ground Floor

### Reception

Extremely spacious lounge with enough space to house another dining area. Two full size patio doors, one with Juliet balcony and one with access to the garden and a pretty fireplace as a feature.

## First Floor

### Bedroom One

Large double, carpeted, two sash windows and en suite modern bathroom. Further benefits include a double fitted wardrobe.

### Bedroom Two

Two sash windows overlooking the back, neutrally decorated with its own en suite.

### Bathroom

en suite to bedroom 1 with matching three piece suite and shower over the bath.

### En suite

Large walk in shower, WC and basin forms the second ensuite

## Second Floor

### Bedroom 3

Double with two sash windows, en suite bathroom. Carpeted with white walls.

### En suite

En suite to bedroom 4 large shower WC and basin.

### En suite

En suite complete with shower WC and basin.

### Bedroom 4

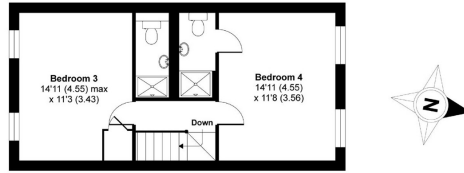
Good size double with sash windows and en suite.



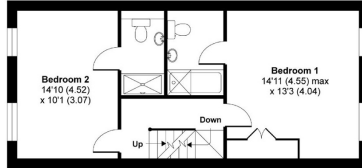
# FLOORPLAN

## Stockwell Park Road, London, SW9

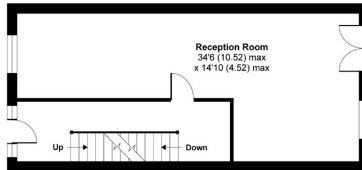
APPROX. GROSS INTERNAL FLOOR AREA 2012 SQ FT 186.9 SQ METRES



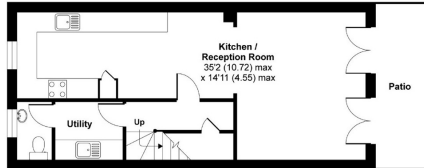
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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# EPC

