

FOR SALE

£380,000 Leasehold



Davis & Gibbs

Caldwell Street, London. SW9

ABOUT THE PROPERTY

This spacious and well-presented three-bedroom split-level maisonette is offered chain free, making it an ideal purchase for those looking to move quickly. The property has 89 years remaining on the lease, with a ground rent of just £10 per year, offering an excellent opportunity for buyers.

The maisonette features two large double bedrooms, along with a smaller third bedroom, making it perfect for families or those in need of additional space. There is a full bathroom upstairs, as well as an additional toilet on the ground floor, providing added convenience for residents. The lounge benefits from a small private balcony, offering a tranquil spot to relax, and the kitchen is separate, offering plenty of space for cooking and storage.

Situated just a short walk from Oval and Stockwell Stations, the property enjoys excellent transport links, making it perfect for commuters or anyone wanting easy access to central London. This maisonette offers great potential with its spacious layout and prime location. Don't miss out on this fantastic opportunity.

FEATURES

- Chain Free
- Great Rental investment
- Good Transport Links Via Northern and Victoria Lines
- Three Double Bedrooms
- Lounge and Kitchen Separate
- Private Balcony
- Council Tax - Lambeth - Band C
- EPC - C - 70



ROOM DESCRIPTIONS

Lounge

5.15m x 3.61m (16' 11" x 11' 10") Large and spacious the lounge area features windows all along one wall allowing the room to fill with plenty of natural light. you also have access to a private balcony ideal to enjoy your morning coffee.

Kitchen

3.64m x 2.82m (11' 11" x 9' 3") A great size suitably enough room to add a table and chairs under the stairs along with lots of built-in storage options. Cabinets and works tops would benefit from some refurbishments.

Bedroom 1

3.93m x 3.25m (12' 11" x 10' 8") The largest of the three rooms overlooking the front of the property. Ideal used as the master bedroom the room has plenty of enough space for a full or king size bed as well as bedroom furniture.

Bedroom 2

3.60m x 2.74m (11' 10" x 9' 0") The second bedroom is another great size bouble. Although slightly smaller footprint compared the the master. This room overlooks the rear of the property and has its own built-in storage.

Bedroom 3

2.73m x 2.39m (8' 11" x 7' 10") The final bedroom would make an ideal child's room, home office or study. The large window overlooks the green communal spaces and would be a peaceful retreat to work from.

Bathroom and Additional W.C

Situated on the first floor landing the bathroom features a three-piece suite with a shower over the bath. The home also benefits from an additional W.C on the ground floor. A welcome benefit for any one sharing the property.

Balcony

The private balcony is accessed through the lounge and looks out onto the green communal areas. A great place to enjoy a drink or read a book.

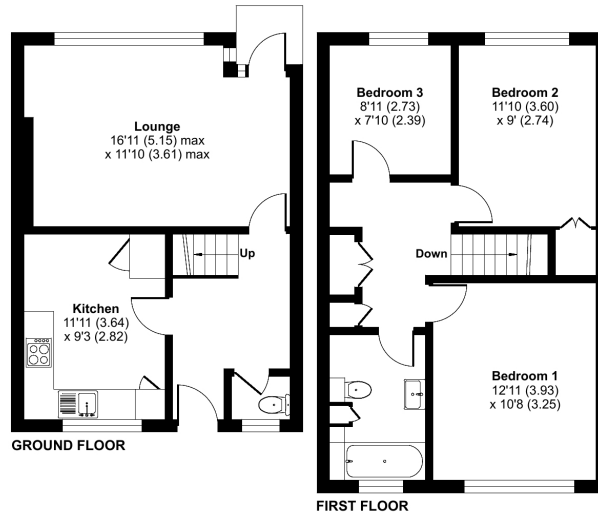


FLOORPLAN

Caldwell Street, London, SW9

Approximate Area = 912 sq ft / 84.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davis & Gibbs. REF: 1240598

EPC

