



LINGHAM STREET, SW9

£850,000

Two Double Bedrooms
Two Bathrooms
Private Courtyard Garden
Large Roof Terrace
Air Conditioning
Energy Rating: B

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MARSH &
PARSONS

ABOUT THE PROPERTY

A beautiful two double bedroom, two bathroom, freehold home boasting over 1,000 sq ft of high-spec accommodation comprising an impressive open plan kitchen/reception leading directly to a private courtyard garden, two spacious bedrooms, two bathrooms, ample storage throughout and an incredible roof terrace.

Lingham Street is a tree-lined, popular residential street with no through traffic, nestled between Stockwell, Brixton and Clapham. There is an excellent array of shops, cafés, restaurants and everyday amenities plus Stockwell (Victoria and Northern Lines), Clapham North (Northern Line) and Clapham High Street (Overground) stations all within easy reach.





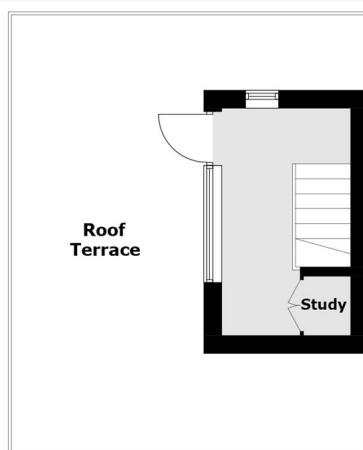


FURTHER DETAILS

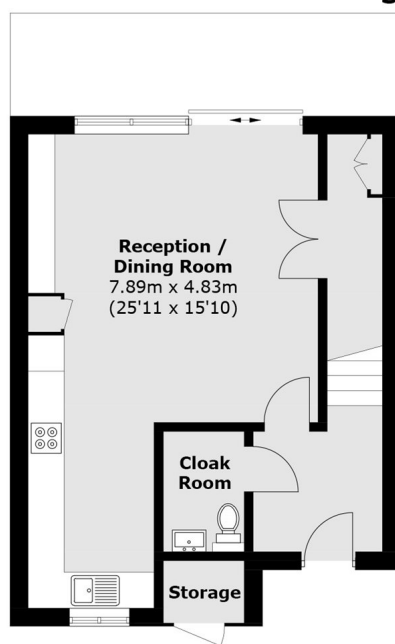
Completed in 2019 with an attractive brick exterior, the property offers contemporary, energy-efficient living with a Lutron Smart Home system integrated throughout. The ground floor provides a generous open-plan reception and dining room with a quality fitted kitchen, along with a large cloakroom and storage. The first floor comprises a primary bedroom with an en-suite bathroom, alongside a second spacious double bedroom and family bathroom. The upper floor features a flexible study area and direct access to the superb roof terrace offering an additional 335 sq ft of entertaining space. Other benefits of the house include air conditioning, an external private cycle storage locker and a garden shed.



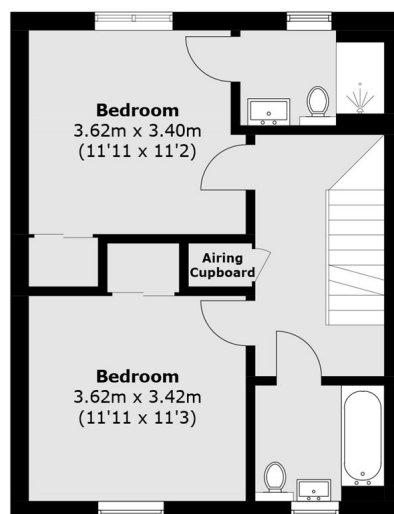
STEP INSIDE LINGHAM STREET



Second Floor



Ground Floor



First Floor

Total area (approx.): 98.0 sq. m (1,054.7 sq. ft)
External Cupboard: 1.4 sq. m (15.1 sq. ft)
Roof Terrace: 31.2 sq. m (335.8 sq. ft)

Brixton
020 7733 4595

Energy Rating: B We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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