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MARRIOTT VERNON
ESTATE AGENTS

131A Landor Road, London, SW9 9JD

£2,400 Per month





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London, SW9 9JD

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|---|---|
| Beautifully Presented Two Bedroom Ground Floor Flat | Fantastic Clapham/Brixton Location |
| Stylish Interiors and Modern Finish | Bright and Spacious Reception Room |
| Separate Fully Fitted Kitchen | Modern Bathroom |
| Gas Central Heating and Double Glazing | Private Decked Garden |
| Close to Clapham North and Brixton Stations | Easy Access Vibrant Shops, Bars and Restaurants |

Marriott Vernon present to the market this beautifully presented 1 bedroom ground floor flat with separate study which has been used as a second bedroom, decked private garden, ideally situated just a short walk from Clapham North and Brixton stations and a hive of vibrant shops and amenities. The property is in good condition throughout, offering bright, well planned accommodation with stylish interiors and neutral finish throughout - the perfect blend of comfort and convenience in this fantastic residential location. Features include a generous reception room, well equipped kitchen, modern bathroom with shower, gas central heating, double glazing and wood effect flooring.

Accommodation comprises of an entrance hall leading into the reception room with double doors onto the private garden, and open through to the kitchen area with skylight window. The kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor and electric oven below, and further space for appliances. The bathroom is modern with white three piece suite.

The property is very conveniently located close to Clapham North and Brixton stations, with excellent overground and underground links into Central London, as well as numerous regular bus routes. Clapham is just a short distance away with it's vibrant array of shops, bars, restaurants and amenities, as well as Brixton with its indoor markets and the site of the famous O2 Brixton Academy music venue.

Viewings are highly recommended.

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Floor Plans

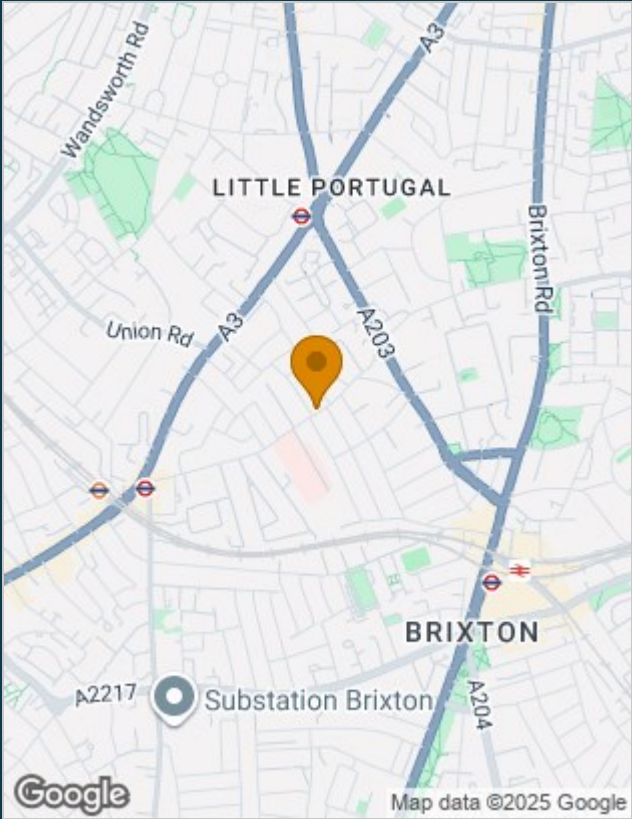


Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC