

3 Bed Apartment In Farlow House 115 Loughborough Park, London, SW9 8FY

£348,000





SHORT DESCRIPTION

Property Ref: 15945 We are pleased to present an exceptional Apartment located at Farlow House, London, SW9. This wonderful residence boasts 3 bedrooms, 2 bathrooms, and 1 living room, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of a Balcony. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. This modern three-bedroom, two-bathroom flat in Farlow House offers spacious living across 1,116 sq ft in a contemporary 2017-built development. Located on the second floor with lift access, it features a bright open layout and a private balcony. The principal bedroom includes an en-suite, with two additional double bedrooms and a family bathroom. Ideally positioned in vibrant Brixton, the flat is within a mile of Brixton Underground, Loughborough Junction, and Herne Hill stations. With a long lease, EPC B rating, and excellent transport links, it's an attractive, low-maintenance home in a thriving location. Property Type: Apartment Full selling price: £580000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 60% Share price: £348000.00 Monthly rent based on 60% share: £683.41 Remaining lease (In Years): 119 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £1600.44 Council tax band: E EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied

3

Bed Room(s)

2

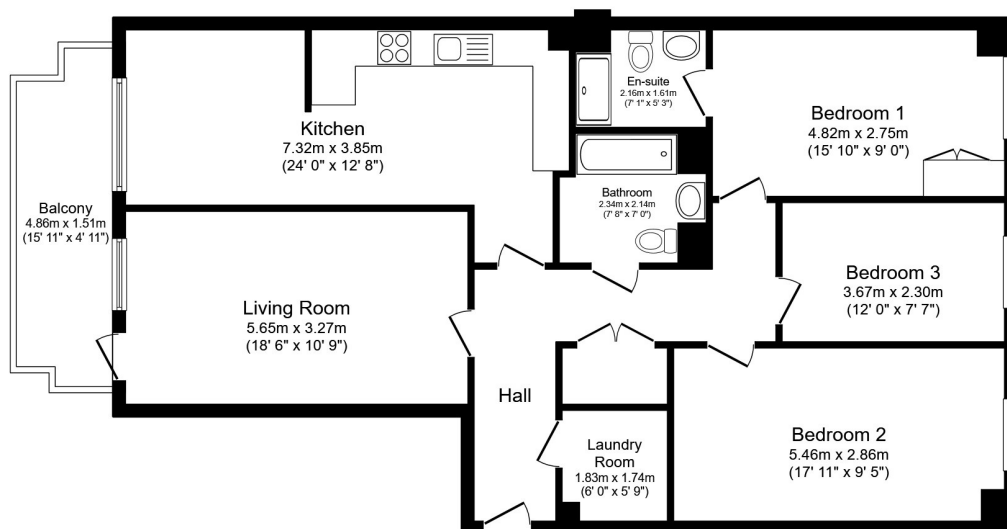
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 106.5 sq.m. (1,146 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.focalagent.com

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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