

# HUNTERS®

HERE TO GET *you* THERE

**Flat 14, Ensbury House Carroun Road, London, SW8 1AY**

**Guide Price £450,000**

**Property Images**



# HUNTERS®

HERE TO GET *you* THERE

## Property Images



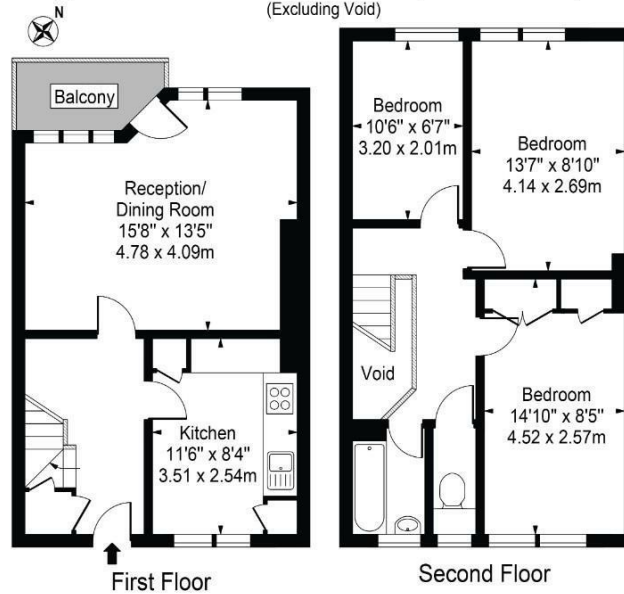


# HUNTERS®

HERE TO GET *you* THERE

## Endsbury House, Carroun Road, SW8 1AY

Approx. Gross Internal Area 831 Sq Ft - 77.20 Sq M  
(Excluding Void)



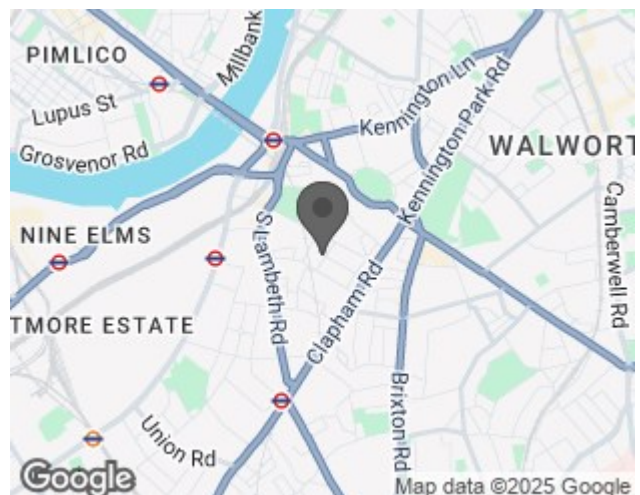
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

### EPC

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

### Map



### Details

Type: House Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

Offered to the market chain free is this three-bedroom, split-level purpose-built flat offering approximately 831 sq ft (77.2 sq m) of internal space, arranged over the second and third floors

## Features

• Guide Price £450,000 to £500,000 • Chain Free • Split over First and Second Floor • Private Balcony • Dual Aspect • In Proximity to Parks and Green Spaces • In Proximity to Nine Elms Station

## Description

EPC TBC

COUNCIL TAX BAND C

LEASEHOLD

Guide Price £450,000 to £500,000

Hunters estate agents Forest Hill have sold several houses and flats in proximity to Carroun Road in SW8 over the last 10 years. The stats from a sale include:

- Offers received for 100.7% of the guide price
- 39 viewings
- 16 offers received (41% of offers were received compared to viewings!)
- Offers received in 2 days of going back to market
- Offer accepted from a chain free buyer
- Hunters also let and manage properties in proximity to Carroun Road

This split-level three-bedroom maisonette offers approximately 831 sq ft (77.2 sq m) of internal space within a purpose-built residential block. The flat features a reception/dining room (15'8" x 13'5") with double-aspect windows and direct access to a private balcony—ideal for outdoor relaxation.

The separate kitchen (11'6" x 8'4") is fitted with ample worktop space and storage, designed for practical day-to-day use. The first-floor layout creates a natural division between living and sleeping areas, enhancing privacy.

Upstairs comprises two generous double bedrooms and a third smaller bedroom, suitable as a nursery or home office. The bathroom, separate WC, and built-in storage cupboard are located off the landing.

The local area offers a plethora of shops, restaurants and local amenities as well as a range of parks and green spaces. There is also direct access into Central London.

Approximately 0.5 mile from both Oval and Stockwell tube stations with Brixton town and tube station just beyond (Northern line and Victoria line available via these stations), this flat is in a fantastic position of South West London.

There are many schools locally including:

Henry Fawcett Primary School

Ashmole Primary School

Reay Primary School Vash Gogh Primary School

With Regards to Parks and Green Spaces you have Kennington Park, Vauxhall Park and also the Oval Cricket Ground.

Verified Material Information

Council Tax band: C

Tenure: Leasehold

Lease length: 83 years remaining (125 years from 1983)

Ground rent: £10 pa



10A Dartmouth Road, Forest Hill, SE23 3XU  
Tel: 020 3002 4089 Email: [foresthill@hunters.com](mailto:foresthill@hunters.com) <https://www.hunters.com>



Service charge: £2400 pa

Property type: Flat

Property construction: Standard construction

Energy Performance rating: No Certificate

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Not known

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great

Parking: None

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.