



Glenshaw Mansions, London SW9

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# Glenshaw Mansions, London SW9

This wonderful apartment, which has been finished beautifully, is located on the first floor of a Victorian mansion building in Oval. The property comprises an open-plan kitchen reception room with access to a private balcony, two double bedrooms, one of which has its own shower, a single bedroom/study, and a shower room with a separate WC.

Glenshaw Mansions is conveniently located within walking distance of the Northern line at Oval Underground Station. The apartment also benefits from being close to the green spaces of Myatt's Field Common Park and Kennington Park, and there are plenty of grocery shops, cafes and pubs on the doorstep to choose from.



**Guide price:** £525,000

**Tenure:** Leasehold: approximately 999 years remaining

**Service charge:** £1,394.36 per annum, reviewed every year, next review due 2025

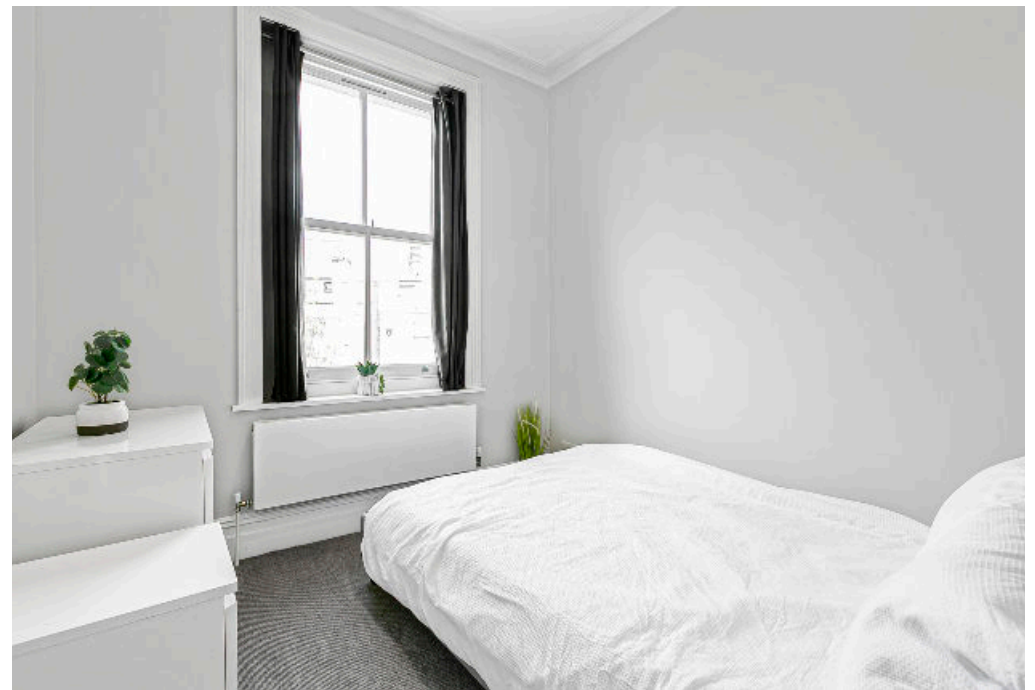
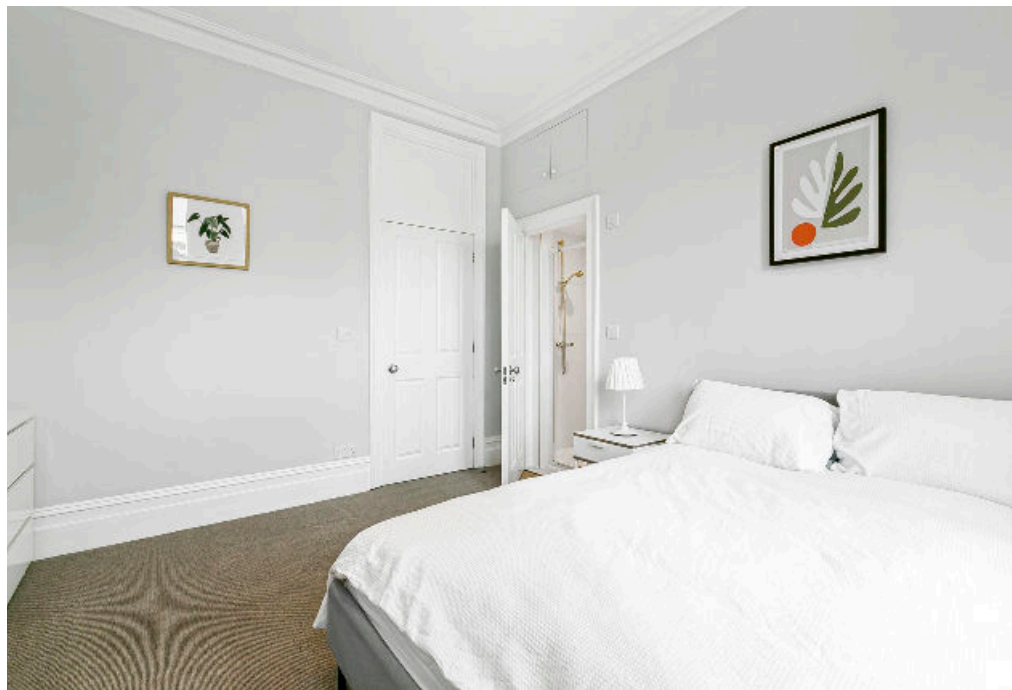
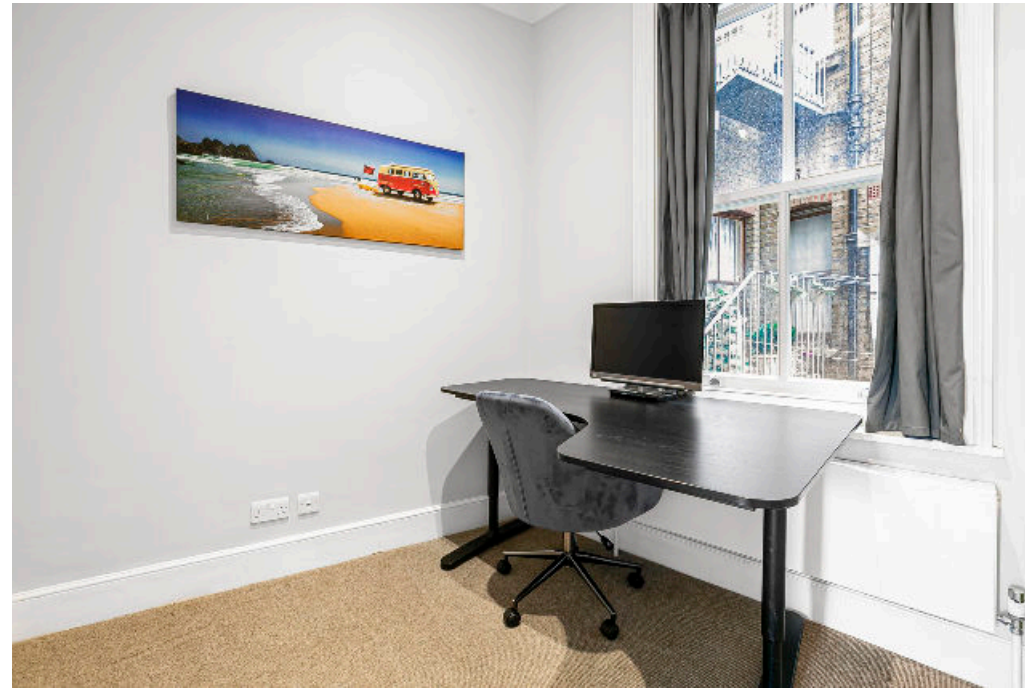
**Ground rent:** Peppercorn

**Local authority:** London Borough of Lambeth

**Council tax band:** B

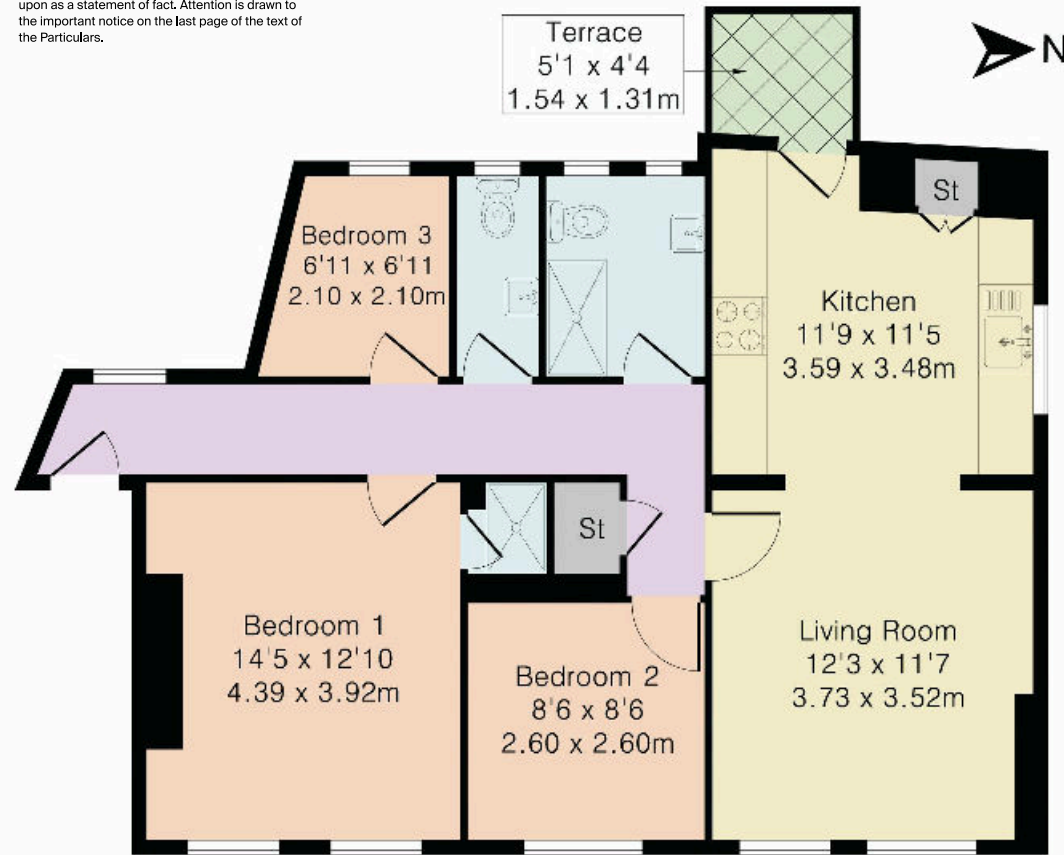






# Approximate Gross Internal Area 744 sq ft – 69 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



## First Floor

Please note, the vendor has stated that a new lease is to be drawn up on sale. You should seek advice from your professional advisor on this point.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated April 2024. Photographs and videos dated April 2024.

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