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ANDREW CROFT & CO

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Claylands Road London SW8 1NZ - £1,100,000 Freehold



Full of charm and character this three bedroom house arranged over three floors would be ideal for a professional couple or young family with it's spacious 23' kitchen breakfast, three good sized bedrooms, two bathrooms and a wealth of period features. Externally the sun trap rear garden offers seclusion with a patio area and raised flowerbeds. Claylands Road is highly sought after just a few minutes walk from the Northern line tube at Oval station and The Oval cricket ground is around the corner. Kennington Park and it's open green spaces provides a comprehensive mix of leisure facilities.

Council Tax: London Borough of Lambeth
Band G

£2095.59 for 2017/2018

Freehold with No Chain Involved.

- Period house with many fine features
- Three spacious bedrooms
- Two bathrooms
- Sun trap rear garden
- 23' kitchen/breakfast room
- Split level living accomadtion
- Gas central heating
- Sought after location
- Walking distance to Oval tube
- No chain involved

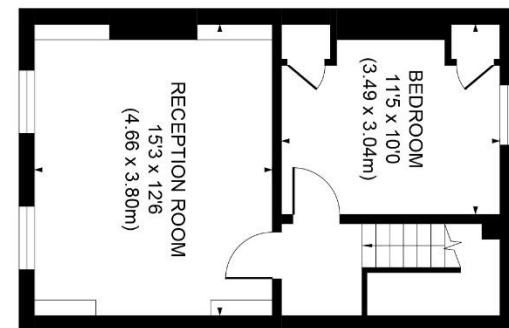
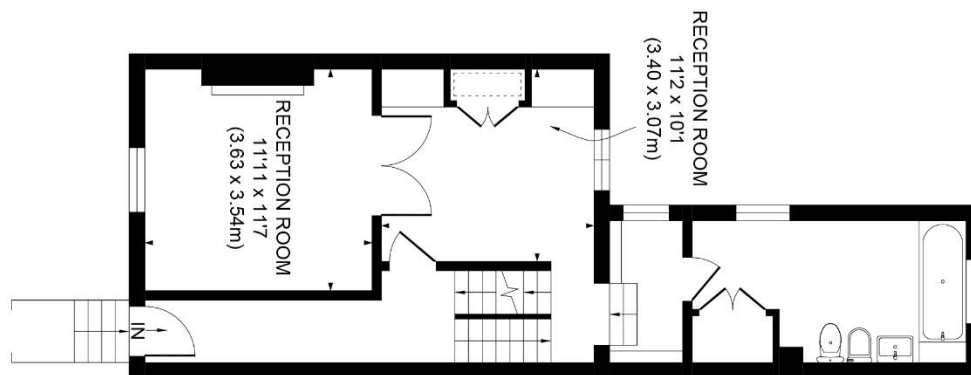
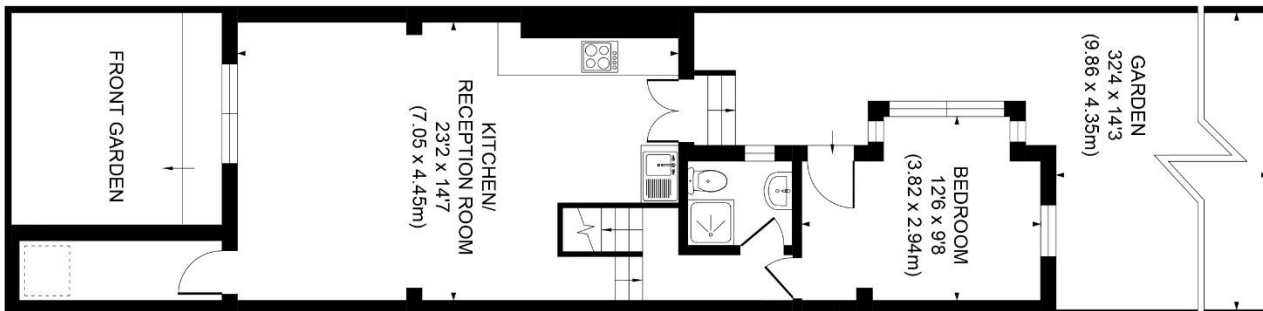


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APPROX. GROSS INTERNAL FLOOR AREA 1373 SQ. FT / 127.56 SQ. M

Illustration for identification purpose only, not to scale
All measurements are maximum, and includes wardrobes and window bays where applicable
Prepared by Pixangle ©. Tel 020 8870 2118

Northern Line Extension Update

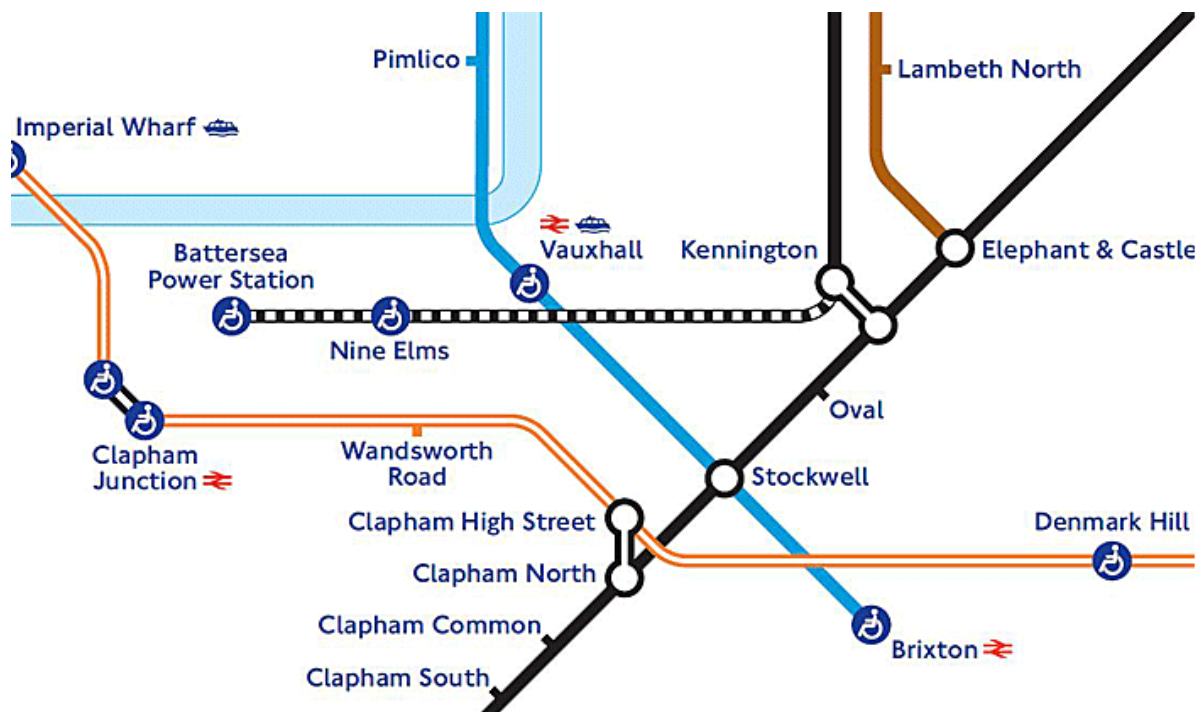
The first extension to the Tube network since the Jubilee line in the late '90s kicks off in March, as tunnelling gets underway to branch out the Northern line.

Sadiq Khan has announced that tunnelling will get underway to create the £1.2bn extension of the line between Kennington and Battersea.

Two 650-tonne boring machines (each the length of a football pitch just FYI) from French firm NFM Technologies will create two 3.2km underground tunnels to extend the Charing Cross branch of the Northern line from Kennington to Battersea, via Nine Elms.

The machines have also been named, thanks to a vote by local school children, so Helen and Amy (in a nod to astronaut Helen Sharman and aviation pioneer Amy Johnson) will get tunnelling in March.

The mayor said: "It's great news that we are going to begin tunnelling for the Northern line extension. Extending the line to Nine Elms and Battersea is going to be a real boost to south London, with the improved transport link helping to provide thousands of homes and jobs for Londoners."



The extension will support around 25,000 new jobs and more than 20,000 new homes. Two new stations are also being created – one at the Battersea Power Station redevelopment and another at Nine Elms.

£1bn in funding for the extension will be provided by the private sector through a package agreed by Battersea Power Station, Wandsworth and Lambeth councils, the mayor and government.

Mark Wild, managing director of London underground, said the extension "will bring Battersea and surrounding areas to within 15 minutes of the West End and City".

Timeline of the Northern line extension:

- 2017 - Main tunnelling takes place
- 2019 - Station fit out
- 2020 - Testing and commissioning; extension in operation

The tunnels will pass under 48 Claylands Road, 22 metres underground, one of the deepest parts of the Northern line extension. Please see the TDL website for further information.

<https://tfl.gov.uk/travel-information/improvements-and-projects/northern-line-extension>