

## Offley Road, Oval, SW9

£445,000 Share of Freehold

Winkworth are proud to present this charming one bedroom period apartment located on the sought-after Offley Road, and only a stone's throw from Oval Station. EPC Rating D.

**Winkworth**

## LOCATION

Offley Road is located between Clapham Road and Brixton Road. Many amenities can be found on your doorstep, including a popular farmers' market, Kennington Park and an assortment of cafés and delis. Oval Underground Station is just a 1 minute walk away.

## DESCRIPTION

As you enter on the lower ground floor via a private entrance, you will find a spacious hallway with the bedroom on your right. The bedroom itself is a fantastic size with wooden flooring throughout, and a large bay window letting in ample light. There is more than enough space for a king-sized bed and plenty of free-standing storage.

Towards the back of the property is a large reception space, followed by the kitchen and bathroom. The reception space can easily accommodate a sofa, armchair, coffee table, TV unit, and additional storage, as well as a dining table and chairs. You will also find original wooden flooring throughout.

The bathroom has a smart finish with white metro-tiling, and contains a bath with overhead shower, W.C., and sink with vanity mirror above.

The kitchen comprises of a beautiful terrazzo worktop, offering ample worktop space, as well as a large Butler's sink, and space for a fridge/ washing machine, and oven.

The property benefits from direct access through French doors out onto a private patio space which leads onto a shared garden at the rear.

## LOCAL AUTHORITY


Lambeth Council, London  
Council Tax Band C

## TENURE

Underlying lease of 999 years from and including 29 September 1981  
No ground rent or service charge  
Maintenance split is 25%

## DIRECTIONS

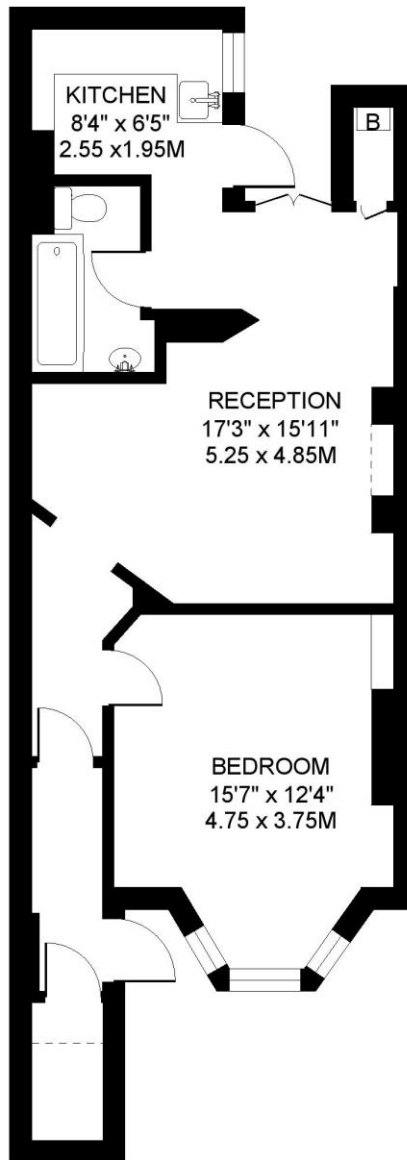
Oval Underground station (Northern Line) is only 200m walk with easy access into the City and the West End. Vauxhall Overground/Underground/Bus Station (Victoria Line) is approximately 1km walk. The area is well-served by a frequent bus service into Central London.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



OFFLEY ROAD SW9  
1 BEDROOM FLAT

Approximate gross floor area  
603 SQ.FT / 56 SQ.M.



LOWER GROUND FLOOR

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

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