



Brixton Road, Oval, London, SW9

£475,000 Leasehold

A charming two-bedroom flat on the raised ground floor of a wonderful Victorian conversion building. The flat is spacious and light and offers a wonderful private roof terrace. EPC Rating C.

Winkworth

LOCATION

The flat is situated on Brixton Road just a short walk from Oval Underground Station. This area offers a vast range of restaurants, bars and supermarkets to choose from; as well as Brixton Overground/Underground (National Rail/Victoria Line), which is down the road with Kennington Park very close by. On Saturdays you can experience the Oval Farmers' Market, which has wonderful fresh food and produce to choose from.

DESCRIPTION

The flat is found on the raised ground floor and benefits from two double bedrooms, bathroom, reception room, kitchen and roof terrace.

As you enter the property, you will find two equally sized double bedrooms. Both bedrooms offer copious amounts of space to accommodate double beds and free-standing furniture, and both have high ceilings and tall arched windows allowing plenty of natural light.

The bathroom behind, off the main corridor entrance to the flat, has been beautifully finished to include bath with overhead rainfall shower, sink with storage below and vanity mirror above, heated towel rail and W.C.

The corridor itself is spacious with the current residents opting to use it for a useful work from home study space. Two large, deep storage cupboards offer great storage with one housing the water tank and washing machine.

The sitting room to the rear of the flat is separate but open to the kitchen and offers an abundance of space for sitting room furniture and dining table and chairs. The sitting room is well-lit, airy, and open with direct access out on to the rear roof terrace. Trellises offer excellent privacy and space for plant growth.

The kitchen off the sitting room offers storage both above and below the kitchen units and the kitchen provides built in dishwasher, electric fan-powered oven with induction and ventilation, large sink, and space for a large fridge-freezer.

Leasehold - 215 years from 14 February 1983

Ground rent: £10 per annum

Service charge: Circa £1,900 per annum

Council Tax Band C

LOCAL AUTHORITY

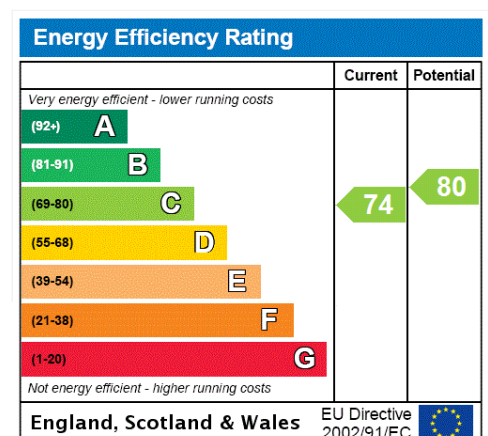
Lambeth

TENURE

Leasehold

DIRECTIONS

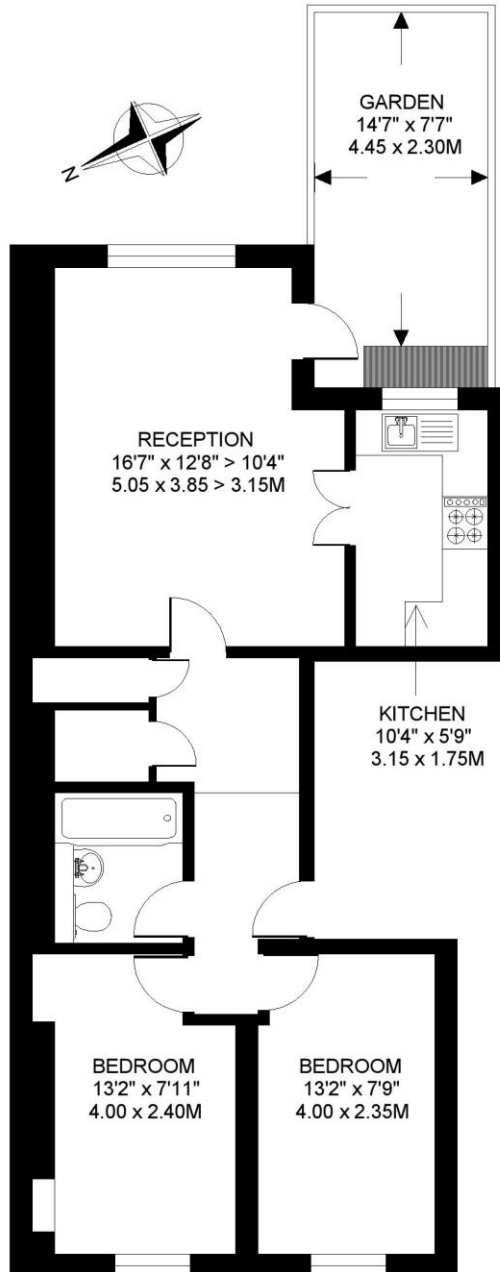
The property is approximately 0.3 miles to Oval Underground Station (Northern Line). Stockwell Underground Station (Victoria Line) is approximately 0.7 miles away and Brixton Overground/Underground Stations (National Rail/Victoria Line) are approximately 1.1 miles away. The area is well served by frequent bus services into Central London. There are also plenty of Santander Bicycle points to choose from around the area.





BRIXTON ROAD. SW9
2 BEDROOM FLAT

Approximate gross floor area
634 SQ.FT. / 58.9 SQ.M.



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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