

## Cowley Road, London, SW9

£550,000 Leasehold

A fantastic opportunity to acquire a beautifully finished, fourth floor, two-bedroom apartment with a private balcony, located in the stunning Oval Quarter development. EPC Rating B.

## LOCATION

The apartment is located on Cowley Road, just off Mostyn Road. Brixton Road is a short walk away and the open green space of Myatt's Field Park is also close by. The area has undergone huge change since the Oval Quarter development was built.

## DESCRIPTION

As you enter the apartment on the fourth floor, on the left hand you have a well sized utility room, plenty of space for a washing machine, dryer and an abundance of storage.

Opposite the utility room you have the first bedroom, this has plenty of room for a large double bed, bedside table and a free-standing wardrobe, there are also double French doors which open out to a Juliet balcony, this provides the room with lots of natural light.

A bit further down the hall you have a modern bathroom which contains a walk-in shower, w/c, sink, mirror, a heated towel rail and fitted shelving.

The master bedroom is another large room with space for a double bed, bedside tables/desk and a free-standing wardrobe, this has a Juliet balcony as well as a second door to access the main balcony.

At the end of the hallway there is a fabulous entertaining space. The room is open plan with a modern kitchen running along the back wall. The kitchen comprises an integrated fridge/freezer, electric oven with an induction hob and extractor above. Rarely will you find such an abundance of worktop and storage space in a modern apartment.

The reception room is expansive with space for a dining table and chairs, a couple of sofas, coffee table and tv stand. To the end of the room, you will find double glass doors opening out onto a sizable balcony overlooking gardens below.

## SERVICE CHARGE, GROUND RENT, AND COUNCIL TAX

Service charge- £1851.78 pa

Ground Rent NIL

Council Tax Band D

## UTILITIES

Electricity – mains connected

Gas – N/A

Water – mains connected

Heating – electric central heating

Sewerage – mains connected

Broadband - Ultrafast Full Fibre Broadband

## LOCAL AUTHORITY


Lambeth Council

## TENURE

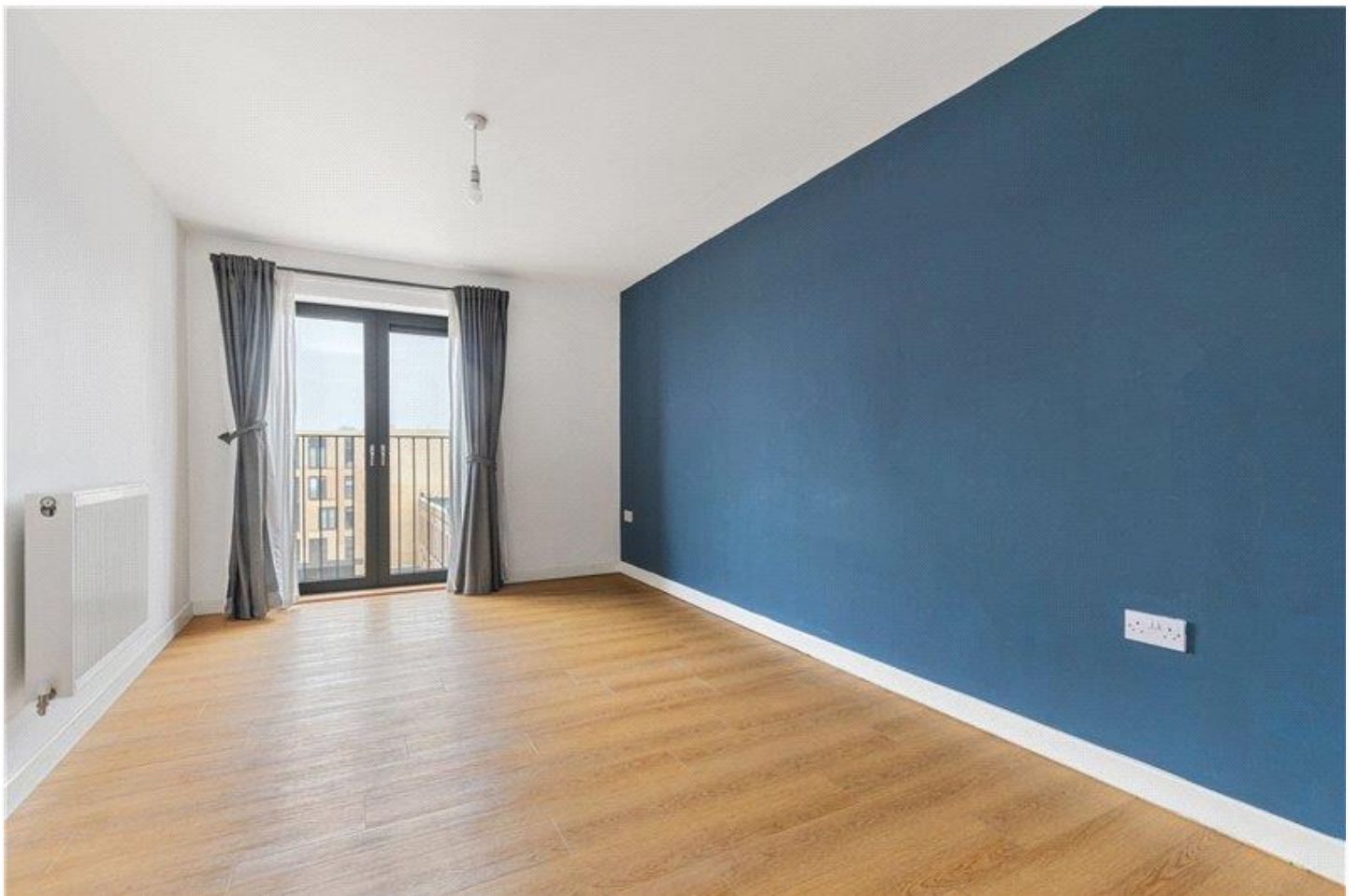
Leasehold - 99 years from and including 1 January 2015

## DIRECTIONS

Stockwell Underground Station (Victoria & Northern Line) is approximately 0.8 miles away. Oval Underground Station (Northern Line) is approximately 0.7 miles away. The area is also well served by a frequent bus service on Brixton Road taking you into the city, west end and beyond.

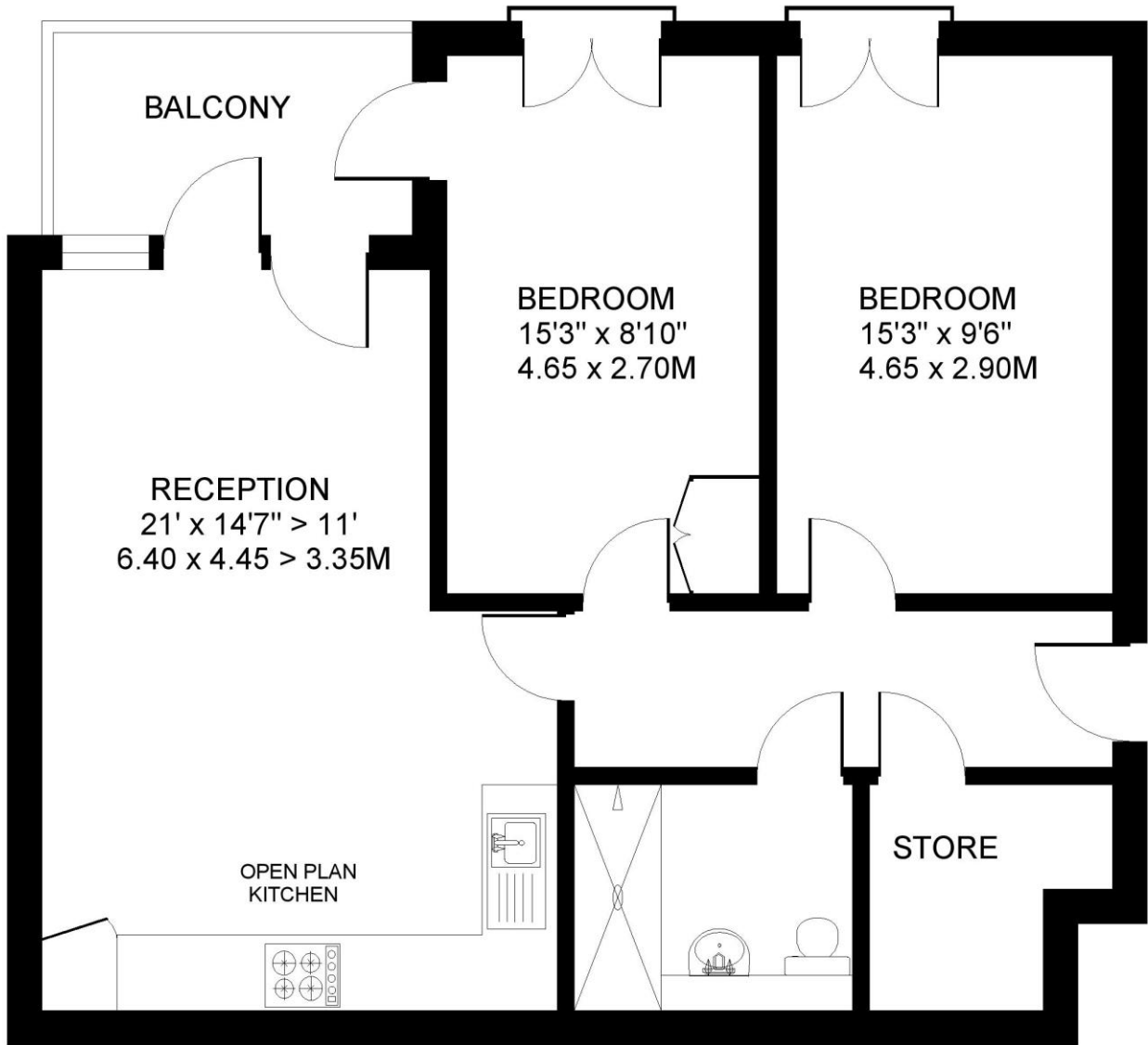
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





COWLEY ROAD. SW9  
2 BEDROOM FLAT

Approximate gross floor area  
745 SQ.FT / 69.2 SQ.M.



FOURTH FLOOR

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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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