

Cowley Road, London, SW9

£475,000 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

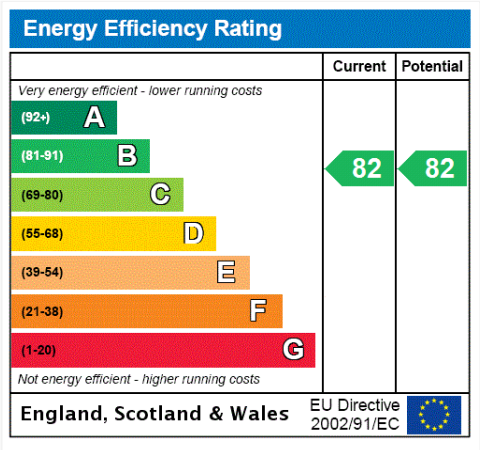
Lambeth Council

TENURE

Leasehold - 99 years from and including 1 January 2015

DIRECTIONS

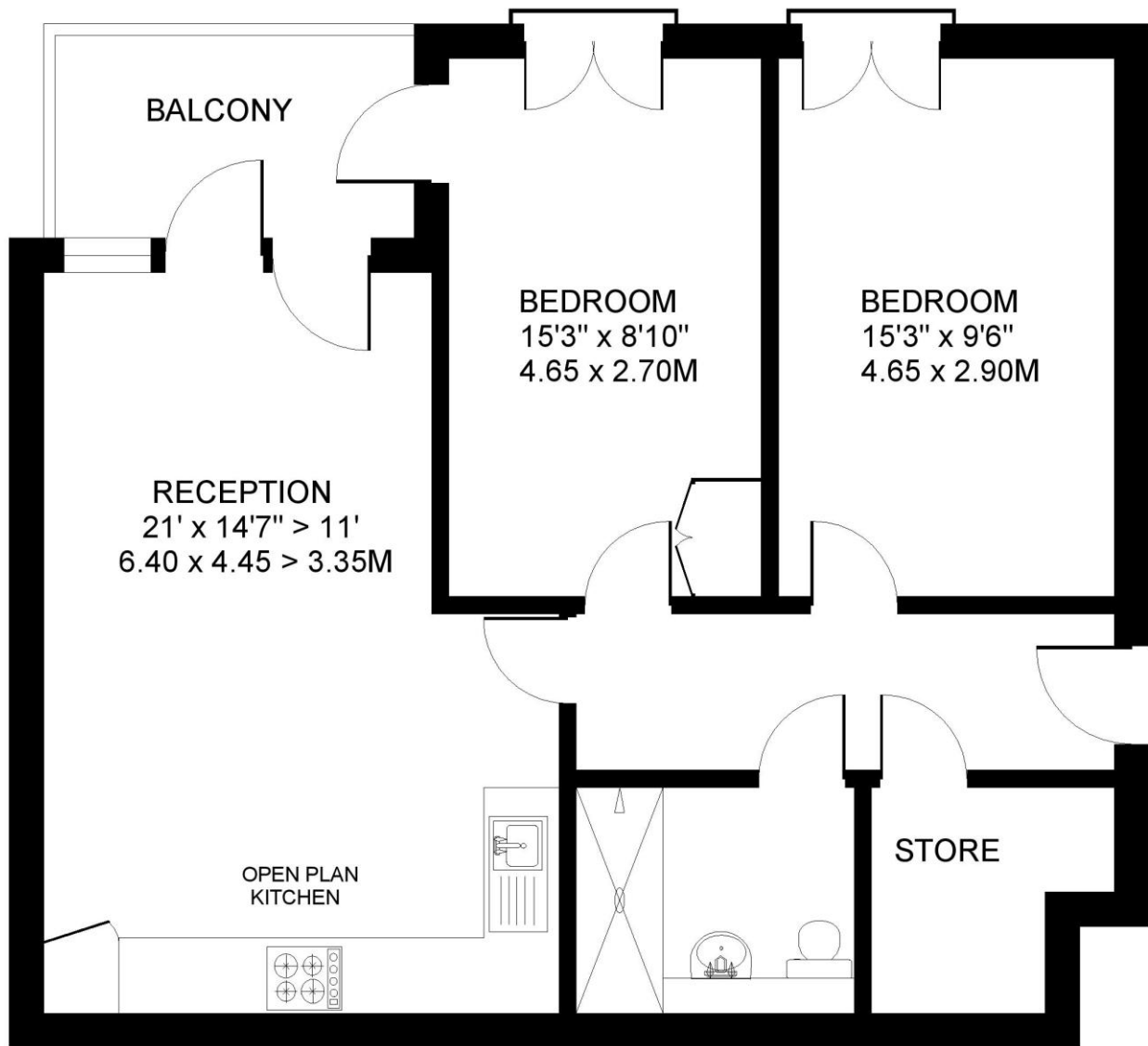
Stockwell Underground Station (Victoria & Northern Line) is approximately 0.8 miles away. Oval Underground Station (Northern Line) is approximately 0.7 miles away. The area is also well served by a frequent bus service on Brixton Road taking you into the city, west end and beyond.





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,
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windows, appliances and other features are approximate.

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