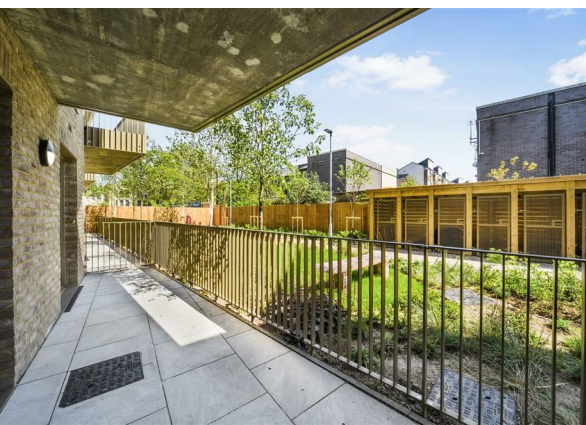
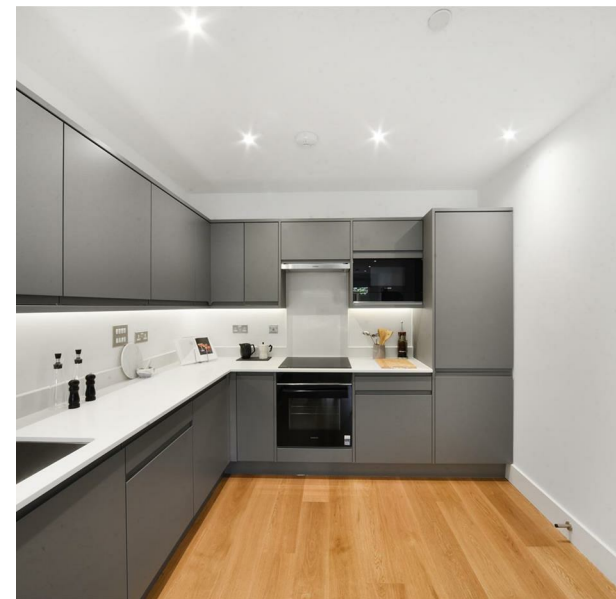


Beam, Flat 1, 30 Cancell Road, Oval, London, SW9 6HN

£580,000

Council Tax Band:

ORLANDO REID
— MANCHESTER —



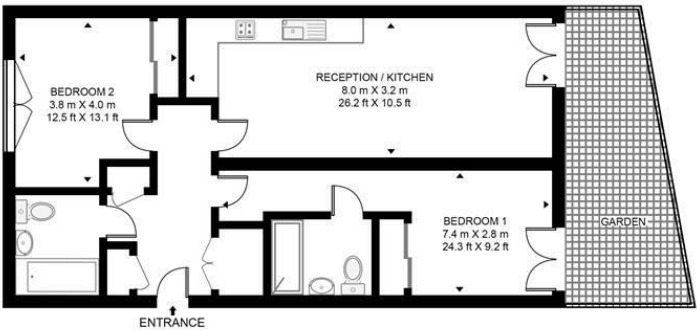
A 2 bed new build apartment, located close to Oval Station.

Welcome to this stunning new build apartment located in the new build development called "Beam" in Oval. This modern property boasts a well-thought-out design with 1 reception room, 2 bedrooms, and 2 bathrooms, and private patio, offering a comfortable and spacious living area for you to enjoy.

With a good specification of finish, this apartment is sure to impress even the most discerning buyer. The property spans across 801 sq ft, providing ample room for relaxation and entertainment. Built in 2025, this

PATMOS LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA 801 SQ.FT (74.4 SQ.M)



GROUND FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC