



Akerman Road, London SW9

welcome to
Akerman Road, London

Boasting an impressive 1008 sq ft of living space is this simply stunning ground floor apartment with direct access to a good size private terrace. Situated on this sought after modern development the property has been finished to the highest specifications and decorated in contemporary tones, and would be ideal for anyone looking to move straight in. Further benefits include two bathrooms, a healthy length lease and a complete chain. Situated in the ever popular Oval Quarter the property is ideally positioned for easy access to Brixton High Street and station (Victoria Line and overground services) as well as Stockwell tube station (Northern & Victoria Line). Brixton Road provides a plethora of shops restaurant and bars along with multiple bus routes.

Accommodation comprises an entrance hall with good storage, large open plan kitchen/living space including a luxury kitchen with integrated appliances, three double bedrooms, two bathrooms and terrace.

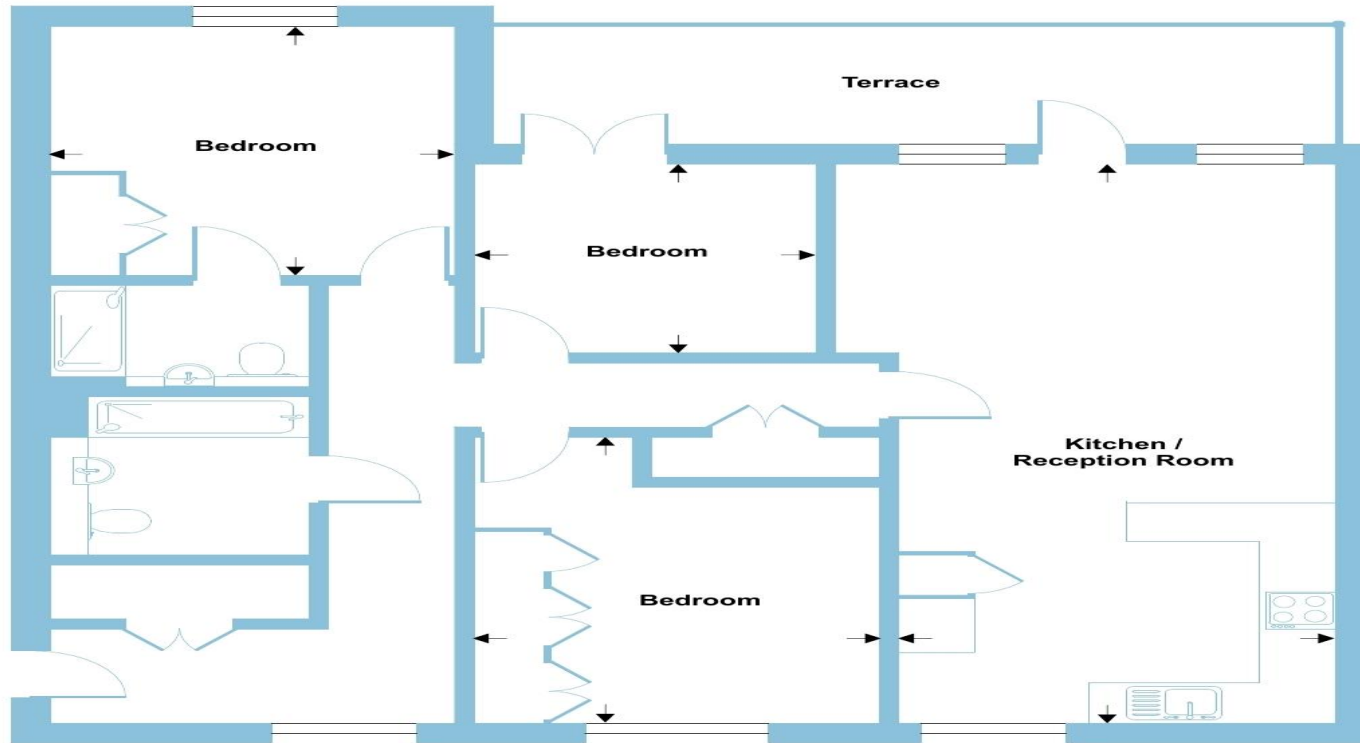
Early viewings advised as quick sale expected.



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Approximate Area = 1008 sq ft / 93.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Barnard Marcus. REF: 1132183



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- Three Double Bedrooms
- Ground Floor
- Private Terrace
- 1008 sq ft Living Space
- Oval Quarter Development

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£700,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110444



Property Ref:
KGT110444 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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