



Henry Road, London SW9

welcome to **Henry Road, London**

A stunning two double bedroom, two bathroom, top floor (4th) apartment situated in this sought after modern development, boasting an impressive 864 sq ft of accommodation making it one of the largest footprints in the development.

Occupying an enviable position the property benefits from lots of windows giving it a wonderful light filled reception space. Finished to an exacting specification, the property enjoys beautiful views across the green spaces of Eythorne Park along with a large south-west facing private terrace from which to enjoy them. Decorated in contemporary tones throughout with modern, high specification, integrated appliances, the property is ideal for anyone looking for something they can move straight into. Situated in the ever popular Oval Quarter Development the property is ideally positioned for easy access to both Oval and Stockwell tube stations (Northern and Victoria Lines) and Loughborough Junction railway station, as well as easy access to Brixton High Street and Kennington Park. Brixton Road provides an extensive range of shops, restaurants and Brixton Road provides a plethora of shops restaurant and bars along with multiple bus routes.

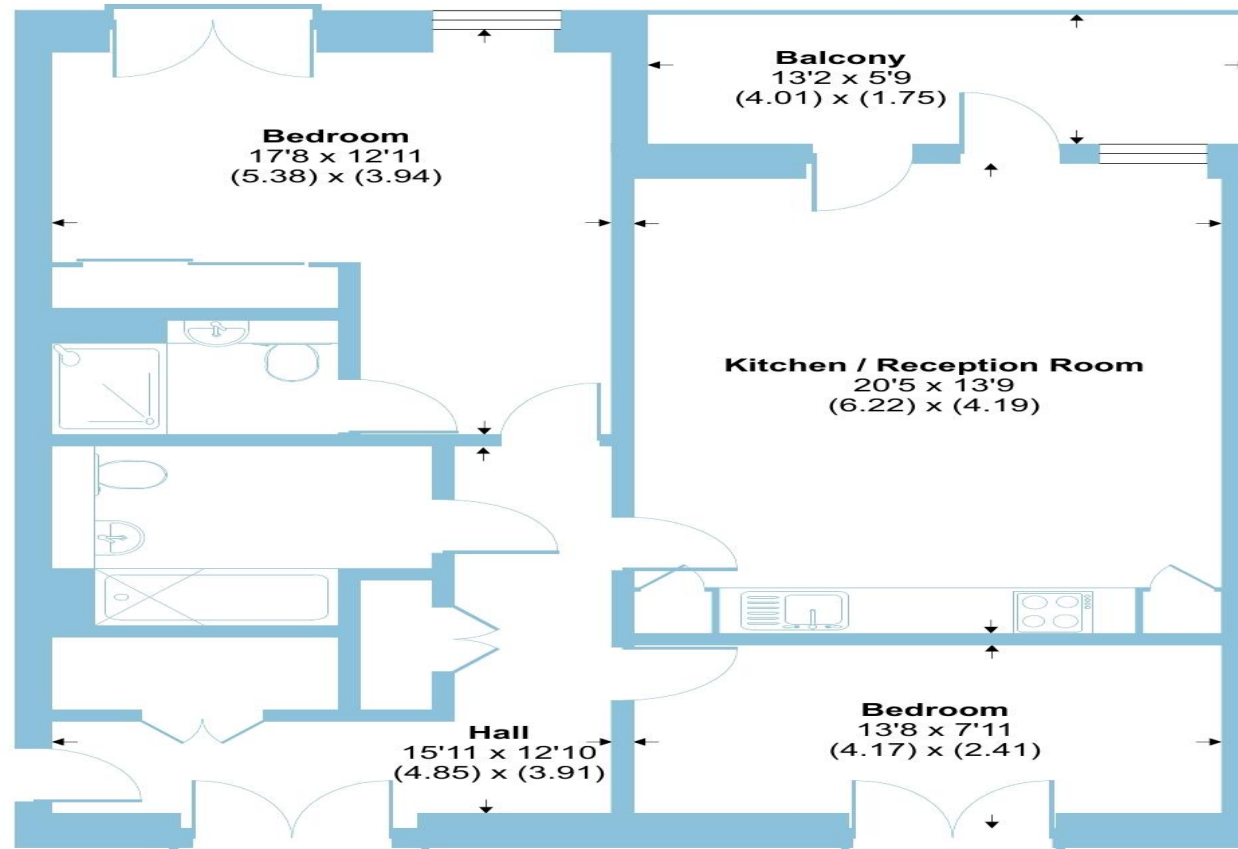
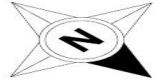
Accommodation comprises entrance hall with ample storage, two double bedrooms with en suite to the master, a superb open plan kitchen/reception space, luxury bathroom and private balcony. There is also secure cycle storage and on-street permit parking. Internal viewings are essential to fully appreciate.



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Approximate Area = 864 sq ft / 80.3 sq m

For identification only - Not to scale



FOURTH FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1217532. © nichecom 2024.

 **barnard marcus**

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- Two Double Bedrooms
- Large Private Balcony
- Two bathrooms with en suite to Master
- Top Floor (4th)
- Modern 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.

£600,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110634



Property Ref:
KGT110634 - 0008

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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barnard marcus



020 7735 0922



Kennington@barnardmarcus.co.uk



315 Kennington Road, Kennington, LONDON,
SE11 4QE



barnardmarcus.co.uk