



Eleanor Road, London SW9

welcome to

Eleanor Road, London

A rare opportunity to acquire this stunning three double bedroom mid terrace leasehold townhouse has become available through Barnard Marcus of Kennington. The property benefits from a good size private rear garden and en suite to the master bedroom, and is available for sale in excellent internal condition. Downstairs the property offers wonderful open plan living which flows through to the garden, ideal for those who enjoy entertaining. Situated on the sought after 'Oval Quarter' 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. Located in the ever popular Myatts Field area 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, three genuine double bedrooms with en suite to the master, open plan re-fitted kitchen/dining/reception area, downstairs WC, family bathroom and rear garden.

Prompt viewing is strongly advised to avoid missing out.

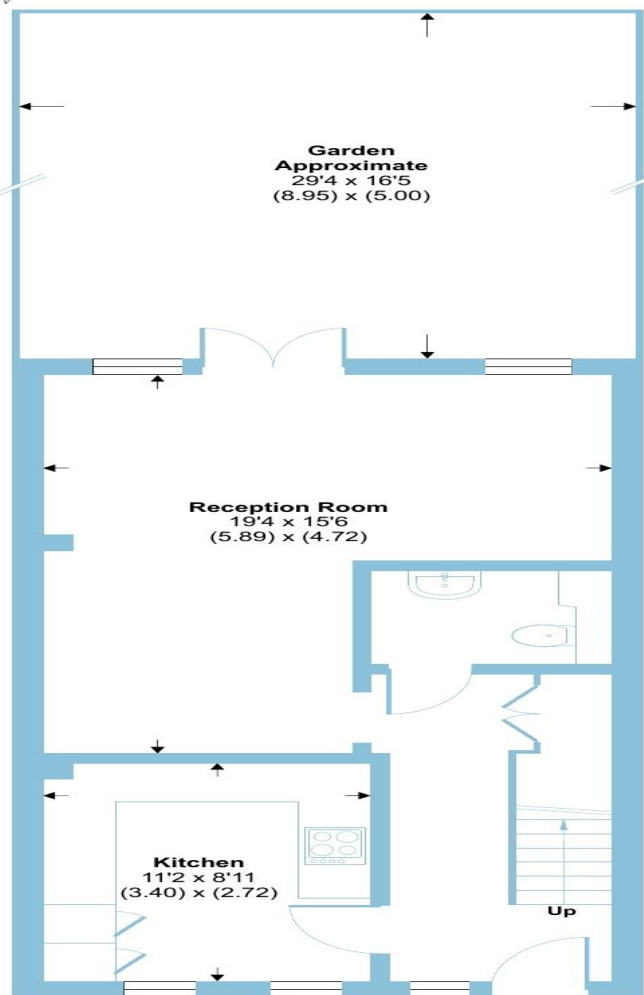




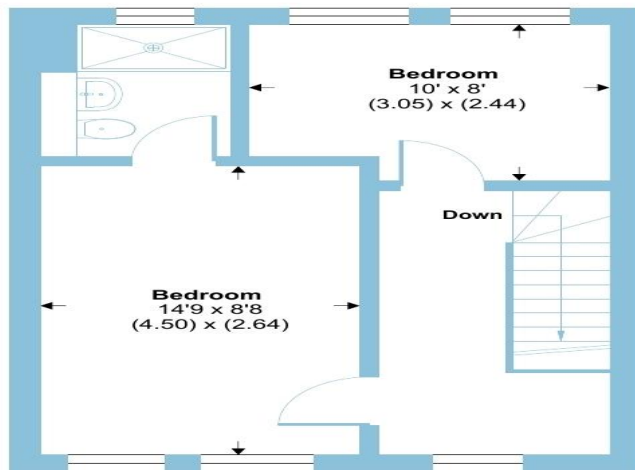
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Approximate Area = 1162 sq ft / 107.9 sq m

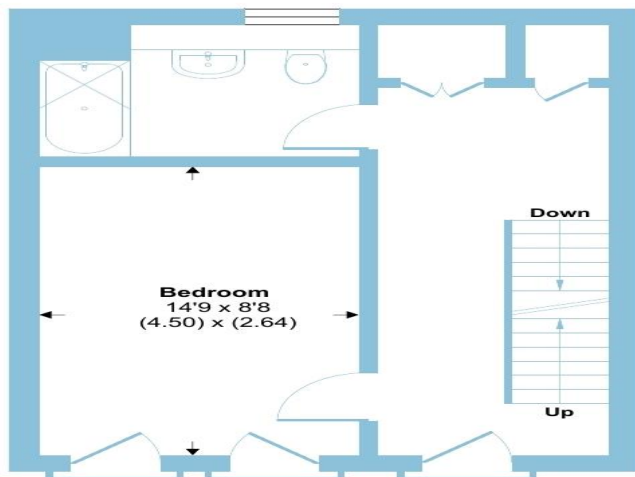
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1241603



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Eleanor Road, London

- Leasehold Townhouse
- Three Double Bedrooms
- En Suite to Master
- Private Rear Garden
- Excellent Condition

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Nov 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£800,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KGT110739 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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