



Dundas Road, London SW9

welcome to
Dundas Road, London

A stunning second and third floor duplex apartment of sizeable proportions with direct access to a huge stunning roof terrace with uninterrupted views across the chimney pots of London. 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. Further benefits include two bathrooms, a healthy length lease and no onward chain. 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 with good storage, large living room, luxury kitchen/breakfast room with integrated appliances, three double bedrooms, two bathrooms and roof terrace.

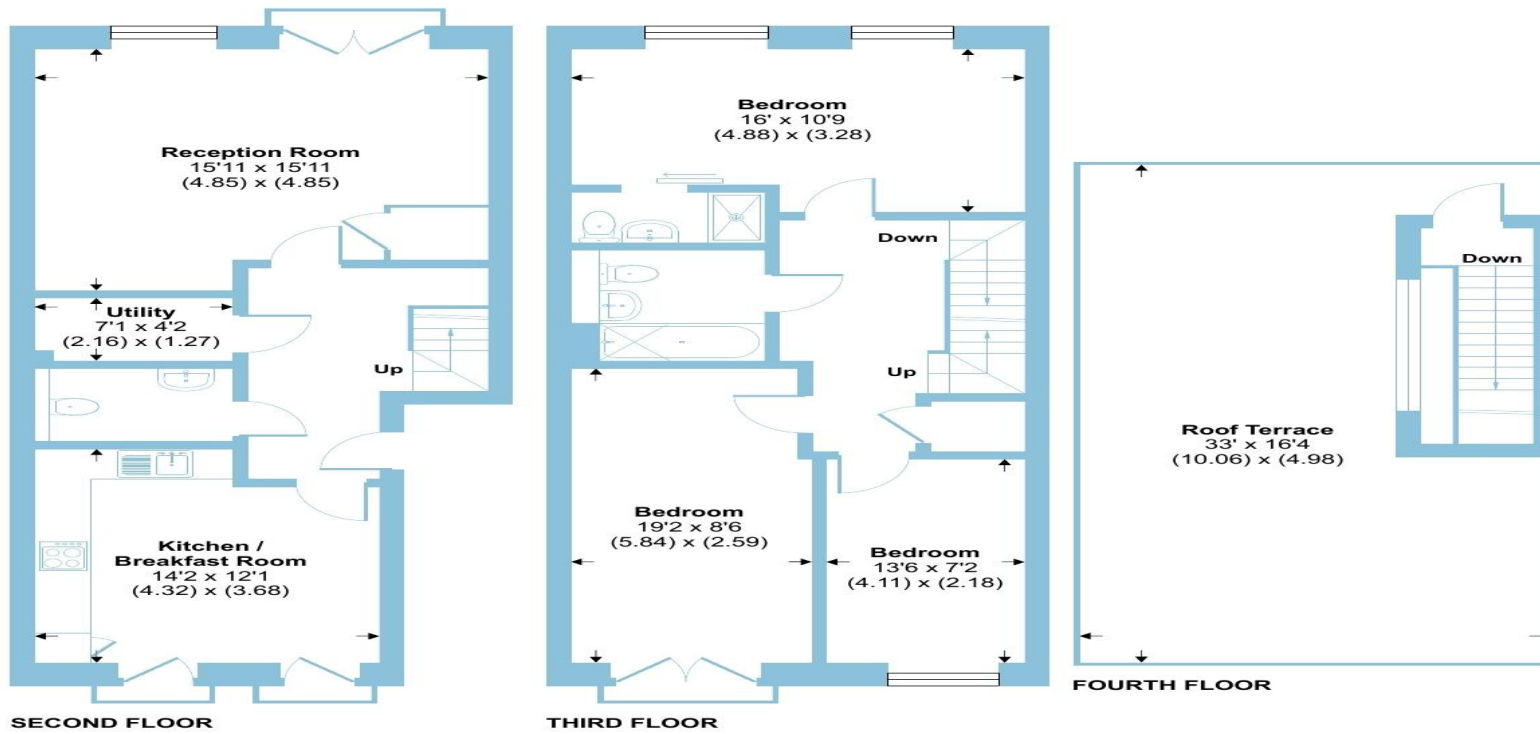
Early viewings advised as quick sale expected.



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Approximate Area = 1290 sq ft / 119.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Barnard Marcus. REF: 1193728



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- Three Double Bedrooms
- Huge Private Roof Terrace
- No Onward Chain
- Split Level
- Excellent Condition

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 1373.36

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Mar 2015. 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

£700,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110796



Property Ref:
KGT110796 - 0005

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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