



ORLANDO REID

Warham Street, Oval, SE5

Asking Price £465,000



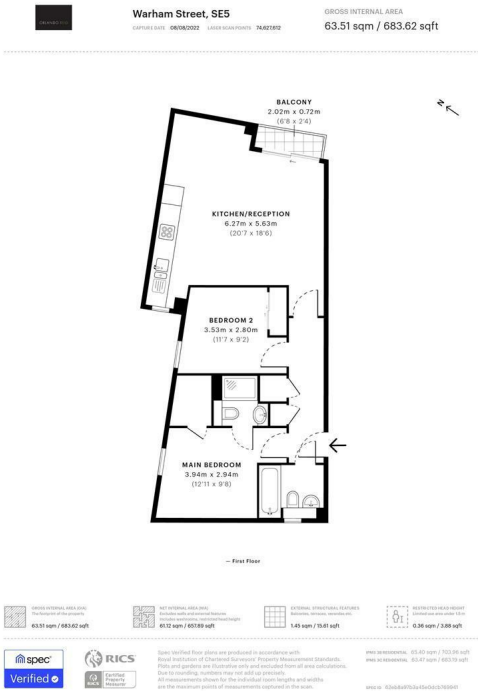
## SUMMARY

Orlando Reid are pleased to present this spacious, modern, two bed - two bath apartment, located minutes from Oval Underground station, and Kennington Park.

Situated inside a secure, modern complex, the apartment measures in just under 700sqft and comprises two double bedrooms with full height built-in storage, two bathrooms (1x en-suite), entrance hallway with further built-in storage, and a well-proportioned open plan kitchen / reception room leading out to a private balcony at the rear of the property. The property is in great condition throughout – and is flooded with natural light. Further benefits include high energy efficiency (B – 83), a video entry system, double glazing and communal bike storage.

The location is fantastic – being within easy reach of the Northern Line, and several well-renowned parks. There is also an almost endless array of local amenities located along Camberwell New Road, Brixton Road, Clapham Road. Furthermore, there are plenty of bus routes within very easy reach – allowing access to all corners of London.

The property is offered on a chain free basis, and benefits from a Share of Freehold.



**Orlando Reid Sales** 1-3 Old Town, Clapham, London, SW4 0JT

**Tel:** 020 7627 5566

**Email:** sales@orlandoreid.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.