



Lothian Road | | Oval | SW9 6UB

**Offers In The Region Of £1,150,000**



Lothian Road |  
Oval | SW9 6UB  
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We are delighted to offer to the market this desirable formerly 4-bedroom period property. Situated in a great location that is ideally suited to all types of buyers. Whilst in need of modernisation, this truly appealing house offers all the charm and character of properties associated with this era and retains many original features.

With 1400 sq feet of accommodation split over 3 floors boasts an open plan kitchen lounge, double bedroom, family bathroom and additional toilet on lower ground floor, double reception and separate kitchen on raised ground floor and two double bedrooms and another family bathroom on first floor. The property further benefits from plenty of original features throughout, wooden floors, internal window shutters, low maintenance spacious rear garden, and a small patio area at the front.

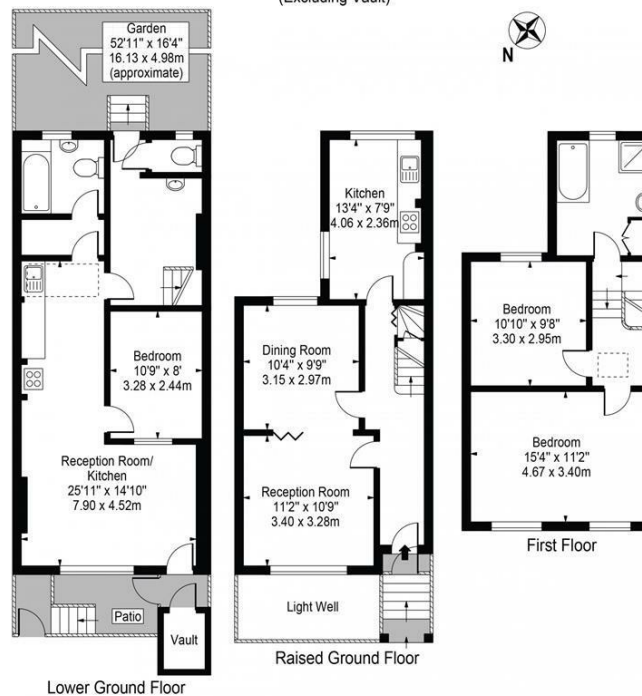
The Oval Tube (Northern line) located within 9 minutes walking distance, all the facilities of

- 1400 sq feet of accommodation
- 2 Kitchens
- 2 Receptions
- 2 bathrooms
- Formerly 4-bedroom period property
- Internal window shutters
- Plenty of original features throughout
- Split over 3 floors
- The Oval Tube (Northern line) located within 9 minutes walking distance

## Full description



Lothian Road, SW9 6UB  
Approx. Gross Internal Area 1400 Sq Ft - 130.06 Sq M  
(Excluding Vault)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as general outline for guidance only. All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band D  
EPC Rating D

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