

54 Vassall Road, London, SW9 6HY

Guide price £375,000

EPC Rating: D Council Tax Band: B

# Avrasons

Est. 1965



A bright and well-proportioned one-bedroom apartment with its own private entrance, ideally positioned in the highly desirable Vassall Road area of SW9, moments from Brixton, Oval and Camberwell.

Set on the first floor and measuring approximately 495 sq ft, the property offers well-balanced accommodation throughout. The flat comprises a generous reception room filled with natural light, a separate fitted kitchen, a spacious double bedroom, and a modern shower room.

The apartment enjoys an attractive outlook towards a pleasant garden square, creating a rare sense of openness and greenery within this central London location.

Additional benefits include good storage, excellent natural light, and a practical layout, making the property an ideal first-time purchase, London base or buy-to-let investment.

Vassall Road is a popular residential address due to its excellent connectivity and proximity to Brixton, Oval and Camberwell, offering easy access to the Victoria Line, Northern Line and numerous bus routes into Central London.

Residents benefit from the vibrant local amenities including Brixton Village, Brockwell Park, Myatt's Fields Park, cafés,

# Avrasons

Est.1965

16-18 Brixton Road

London

Oval

SW9 6BU

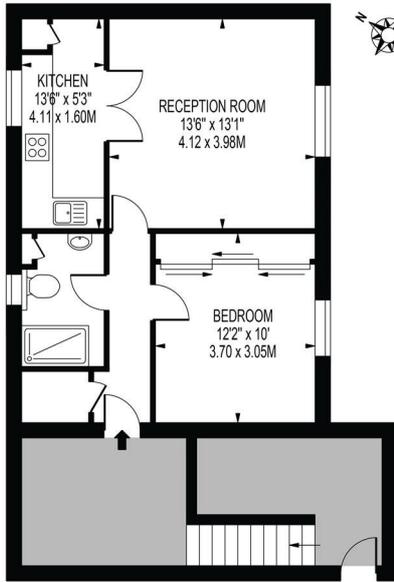
02075824011 - Option

sales@avrasons.co.uk

www.propertysoftwaregroup.com

## VASSALL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 495 SQ FT - 45.95 SQ M



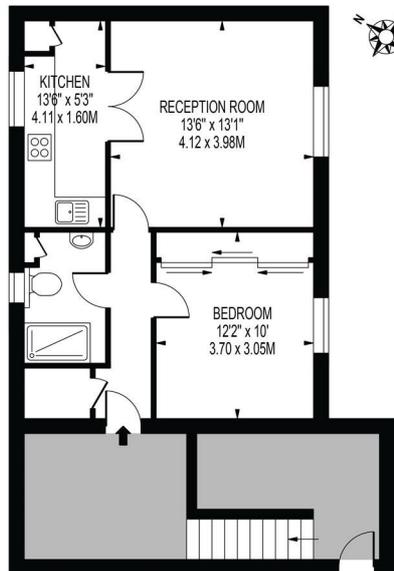
FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAL MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

## VASSALL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 495 SQ FT - 45.95 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAL MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

### Energy Efficiency Rating

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