

Flat 10, 12 Eythorne Road, London, SW9 7RH

Guide price £475,000

EPC Rating: Council Tax Band: D

# Avrasons

Est. 1965



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Council Tax Band: D

Spacious 2 Bed Apartment with Balcony | Modern Development | Oval Quarter

A beautifully presented and well-proportioned two double bedroom apartment, set on the second floor of this award-winning development within the highly sought-after Oval Quarter.

Extending to approximately 696 sq ft, the property offers a bright and contemporary living space, with a spacious open-plan reception room and modern fitted kitchen, ideal for both everyday living and entertaining. Large doors open onto a private balcony, providing a pleasant outdoor seating area.

Both bedrooms are well-sized doubles, making the property particularly well suited to first-time buyers, professional couples or young families requiring flexible living space. A stylish family bathroom and generous

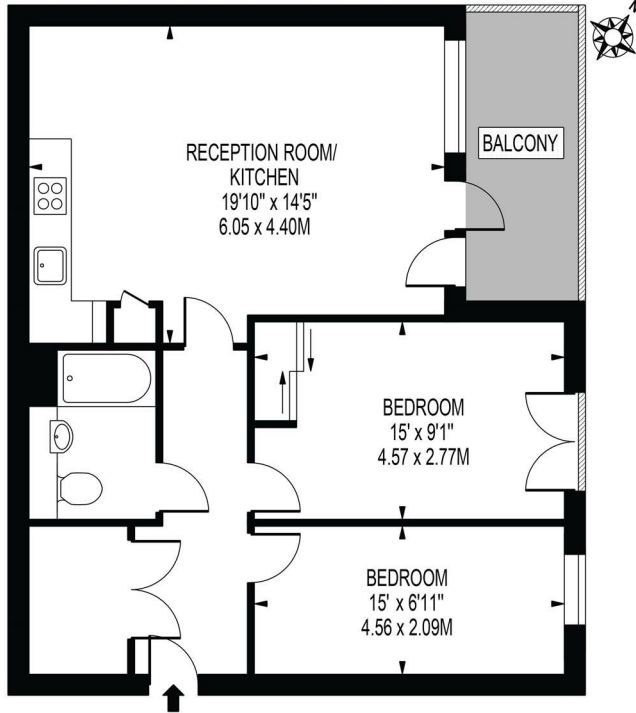




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 Oval  
 SW9 6BU  
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## EYTHORNE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 696 SQ FT - 64.64 SQ M



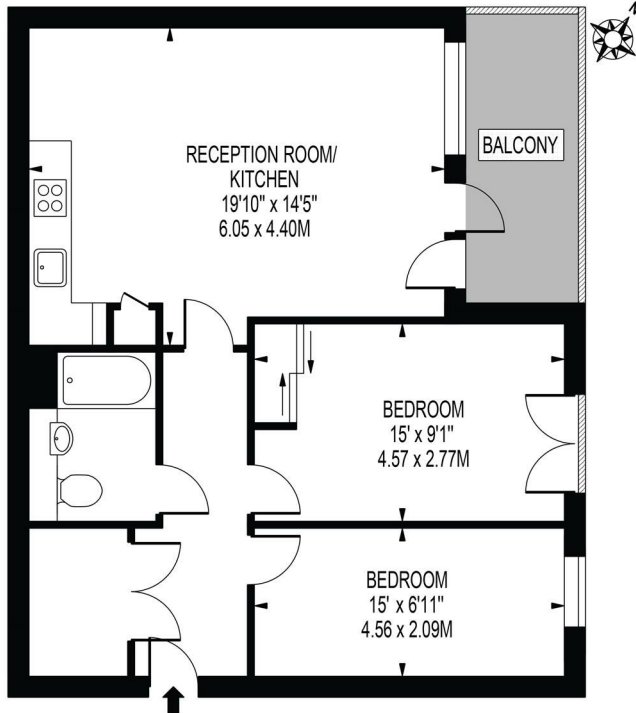
### SECOND FLOOR

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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>			
(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	