



**Eythorne Road, London SW9**

**welcome to**  
**Eythorne Road, London**

We are delighted present this beautifully appointed two double bedroom, two-bathroom, second floor apartment with private balcony, situated in this sought after modern development within the Oval Quarter, available for sale with the benefit of no onward chain. Boasting an impressive 768 sq ft of accommodation, the property is finished to an exacting specification with beautiful wooden flooring, a modern and stylish kitchen with integrated appliances and space for a dining table. The floor to ceiling windows gives it a wonderful light filled reception space, making this apartment perfect for everyday living and entertaining. It is Ideal for anyone looking for something they can move straight into.

The property is ideally positioned for easy access to Oval station (Northern line), Brixton Tube station (Victoria line) and Brixton Rail station, as well as Stockwell Tube station (Northern Line / Victoria Line) and multiple bus routes into the City, the West End and surrounds. Brixton Road provides a plethora of shops, restaurants and bars.

Accommodation comprises an entrance hall with ample storage, two double bedrooms with ensuite to the master, a superb open plan kitchen/reception space, luxury bathroom and private balcony. The property further benefits from an abundance of storage, secure entrance, and lift access.

View now to avoid disappointment.

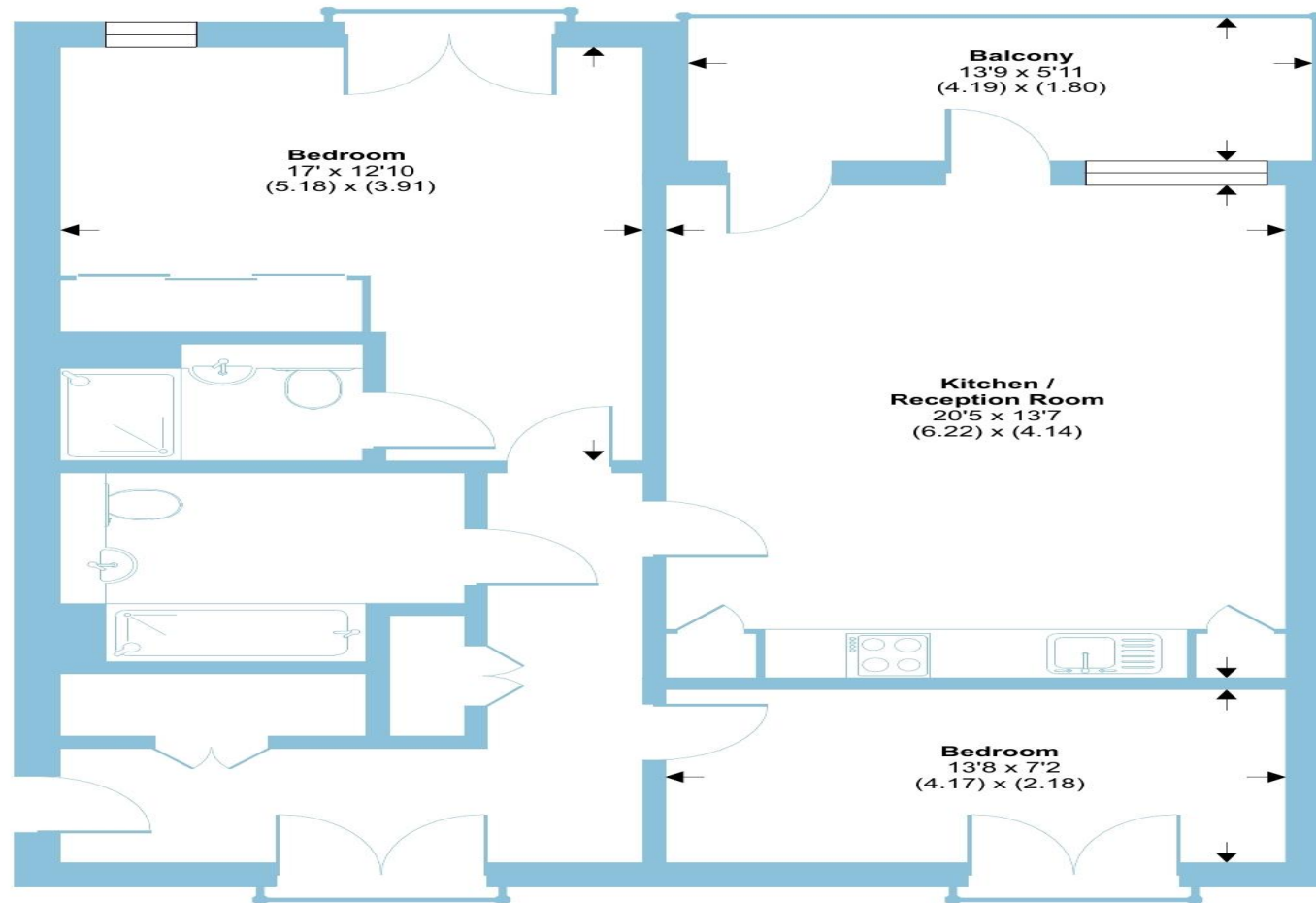




## Eythorne Road, London, SW9

Approximate Area = 832 sq ft / 77.3 sq m

For identification only - Not to scale



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1314826. © nichecom 2025.

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- Two Double Bedrooms
- Second Floor
- Large Balcony Terrace
- No Onward Chain
- Oval Quarter Development

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 375.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of  
**£550,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT111020](https://barnardmarcus.co.uk/Property/KGT111020)



Property Ref:  
KGT111020 - 0003

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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