

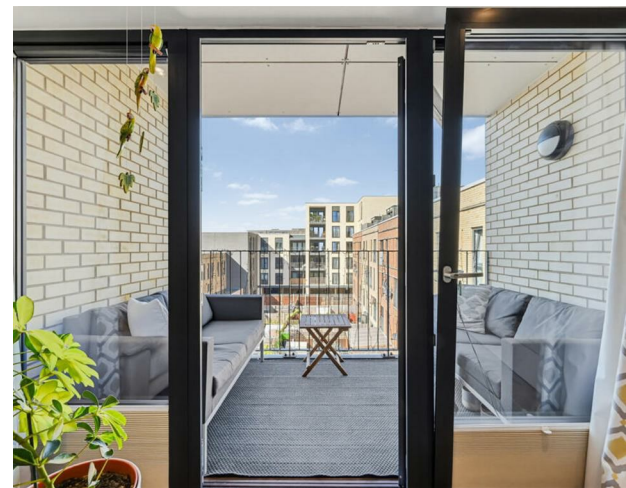
Flat 12, 10 Eythorne Road, Oval Quarter, London, SW9 7RH

Guide price £515,000

EPC Rating: Council Tax Band: D

Avrasons

Est. 1965



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Stunning Garden-Facing 2-Bed with Balcony & Parking | Oval Quarter

A bright and well-positioned two-bedroom apartment set on the third floor of this modern development within the sought-after Oval Quarter.

The property offers a generous 20ft open-plan reception/kitchen, with full-height doors opening onto a private balcony, creating an excellent sense of space and natural flow. The apartment benefits from a particularly attractive garden-facing aspect, allowing for plenty of natural light throughout the day and a far more open outlook than many comparable units within the development.

Both bedrooms are well-proportioned, with the principal bedroom featuring fitted wardrobes, while the second bedroom offers flexibility as a guest room, home office, or nursery. A contemporary bathroom completes

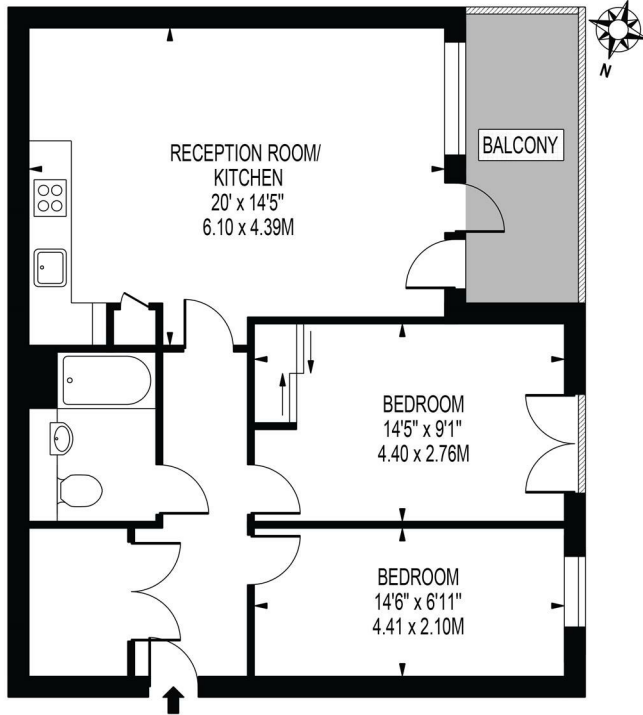




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 SW9 6BU
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EYTHORNE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 684 SQ FT - 63.54 SQ M



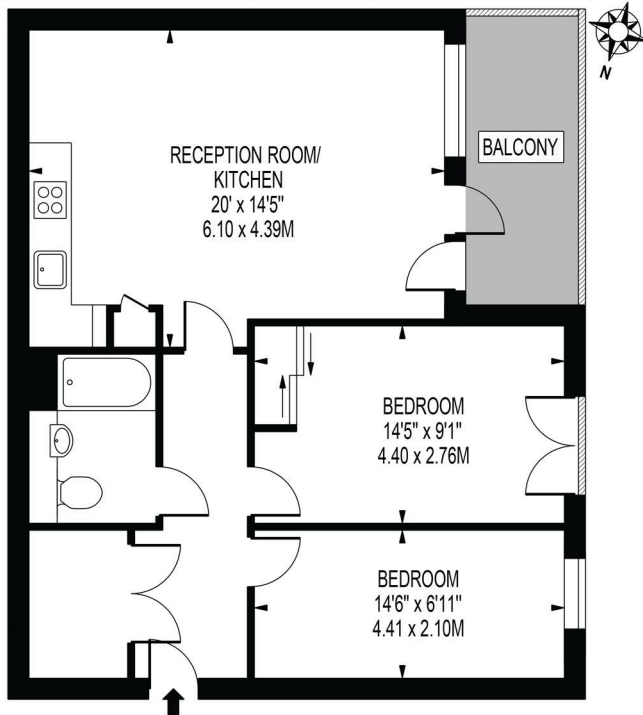
THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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 | |