



Offenham Road, London SW9

welcome to
Offenham Road, London

A stunning two double bedroom, two bathroom, second floor apartment situated in this sought after modern development, boasting an impressive 815 sq ft of accommodation making it one of the largest footprints in the development. Finished to an exacting specification, the property enjoys beautiful views across the green spaces of Eythorne Park along with a private balcony from which to enjoy them. Decorated in contemporary tones throughout with modern, high specification, integrated appliances, the property is ideal for anyone looking for something they can move straight in to. Situated in the ever popular Oval Quarter Development the property is ideally positioned for easy access to Brixton High Street and overground station as well as Stockwell tube station (Northern Line). Brixton Road provides a plethora of shops restaurant and bars along with multiple bus routes.

Accommodation comprises an entrance hall with ample storage, two double bedrooms with en suite to the master, a superb open plan kitchen/reception space, luxury bathroom and private balcony with views across the park.

View now to avoid disappointment.

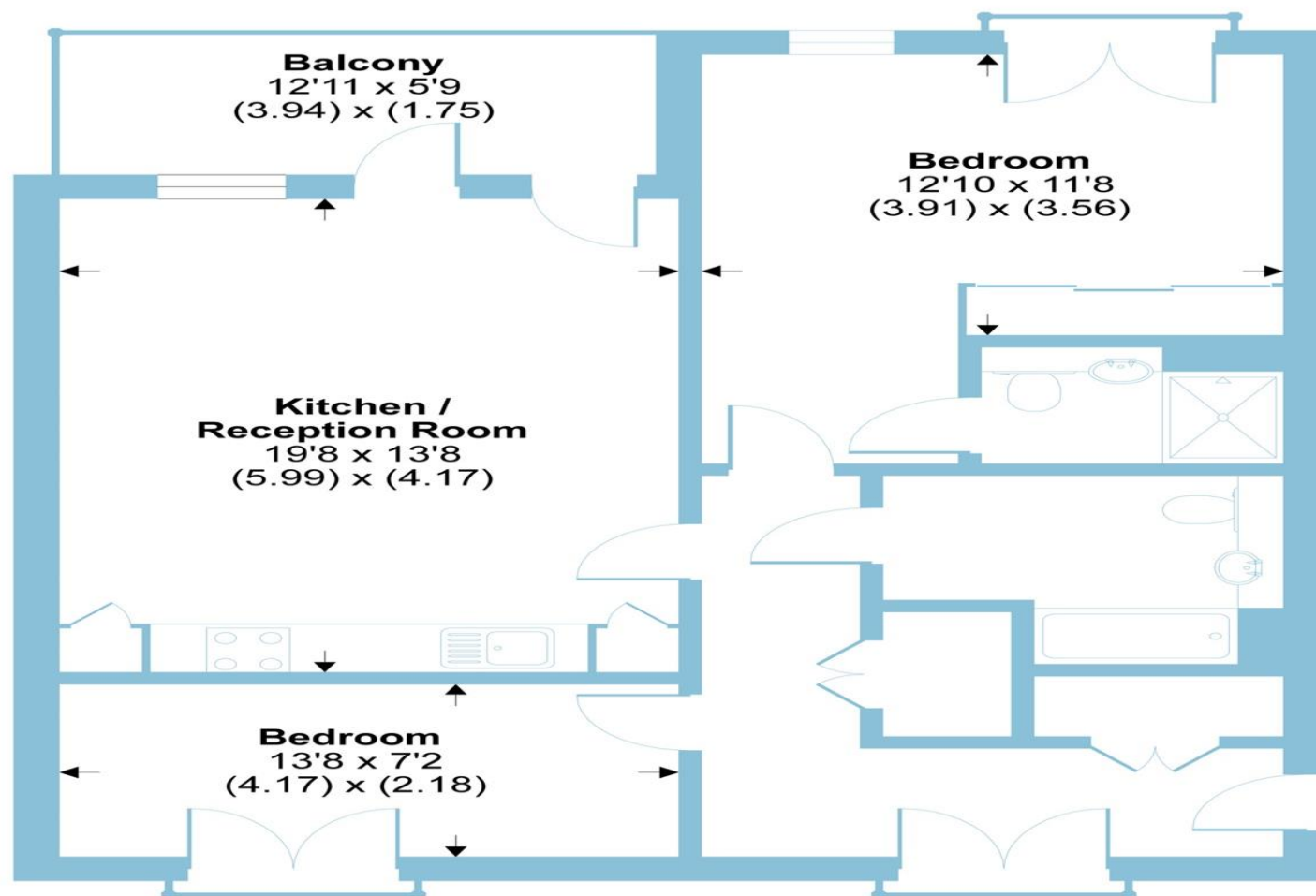




Offenham Road, London, SW9

Approximate Area = 815 sq ft / 75.7 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Barnard Marcus. REF: 781368



welcome to

Offenham Road, London

- Two Double Bedroom
- Second Floor
- En Suite to the Master
- Private Balcony
- Views Across Eythorne Park

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2109.24

Ground Rent: 375.00

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/KGT110372



Property Ref:
KGT110372 - 0007

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 7735 0922



Kennington@barnardmarcus.co.uk



315 Kennington Road, Kennington, LONDON,
SE11 4QE



barnardmarcus.co.uk