



Myatt Road, London SW9

welcome to

Myatt Road, London

We are delighted to introduce this fantastic and rarely available one double bedroom ground floor apartment, benefitting from direct access to a large private rear garden. Approached via its own front door the property also benefits from no onward chain along with an allocated gated parking space, a real rarity in this area. The property has good size rooms and would make an ideal first time purchase for someone looking to make their mark on a property. Myatt Road is set within easy reach of Oval, Brixton, Camberwell and Kennington which combined offer a plethora of bars, shops and restaurants. Transport links are available close by at Oval (Northern Line) and Brixton (Victoria Line as well as National Rail services). There are also a range of bus routes available that would provide easy access the city and surrounding areas.

Accommodation consists of an entrance hall with storage, one double bedroom, large living room, separate kitchen, bathroom, private front and rear gardens.

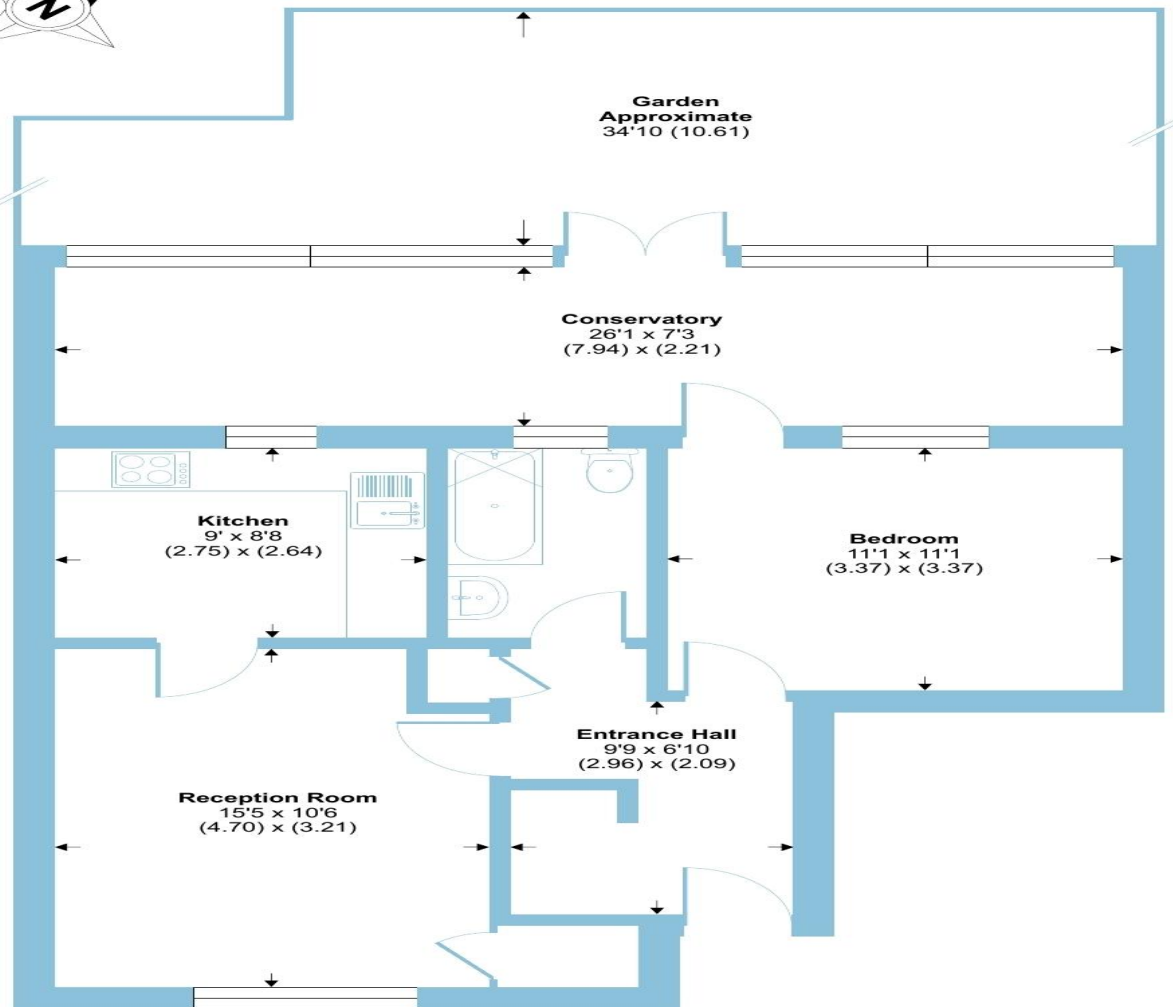
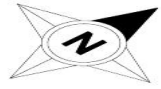
Prompt viewing is advised in order to secure.



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Approximate Area = 729 sq ft / 67.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1383601

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- One Double Bedroom
- Ground Floor
- Large Private Rear Garden
- Gated Parking Space
- No Onward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1404.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Apr 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT111021



Property Ref:
KGT111021 - 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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