

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

Guide Price £475,000

EPC Rating: C Council Tax Band: D

Avrasons

Est.1965



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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

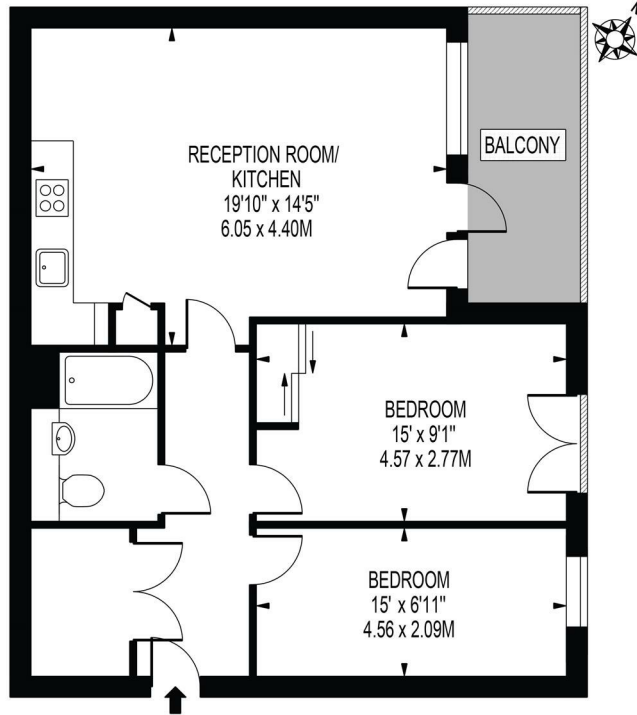




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EYTHORNE ROAD

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



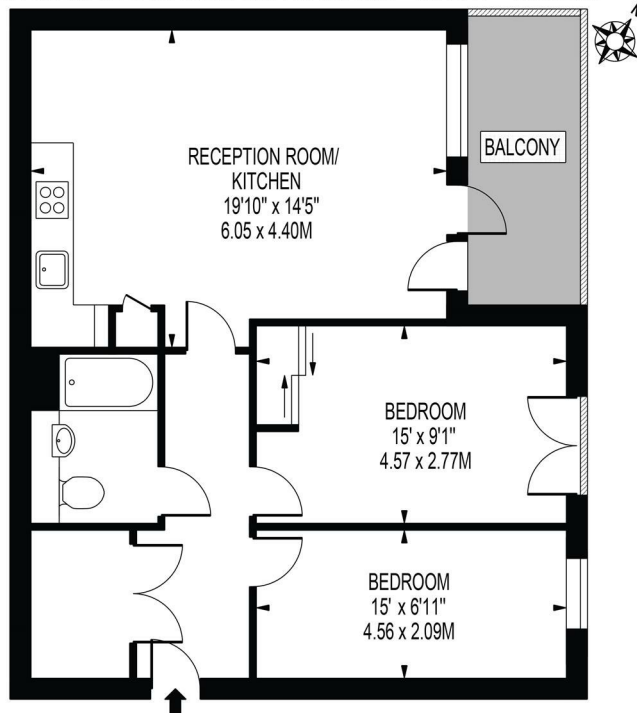
SECOND FLOOR

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	72	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	