



GOSLING WAY, SW9

£400,000

Maisonette
Two double bedrooms
Excellent transport
Great storage
Private balcony
No onward chain



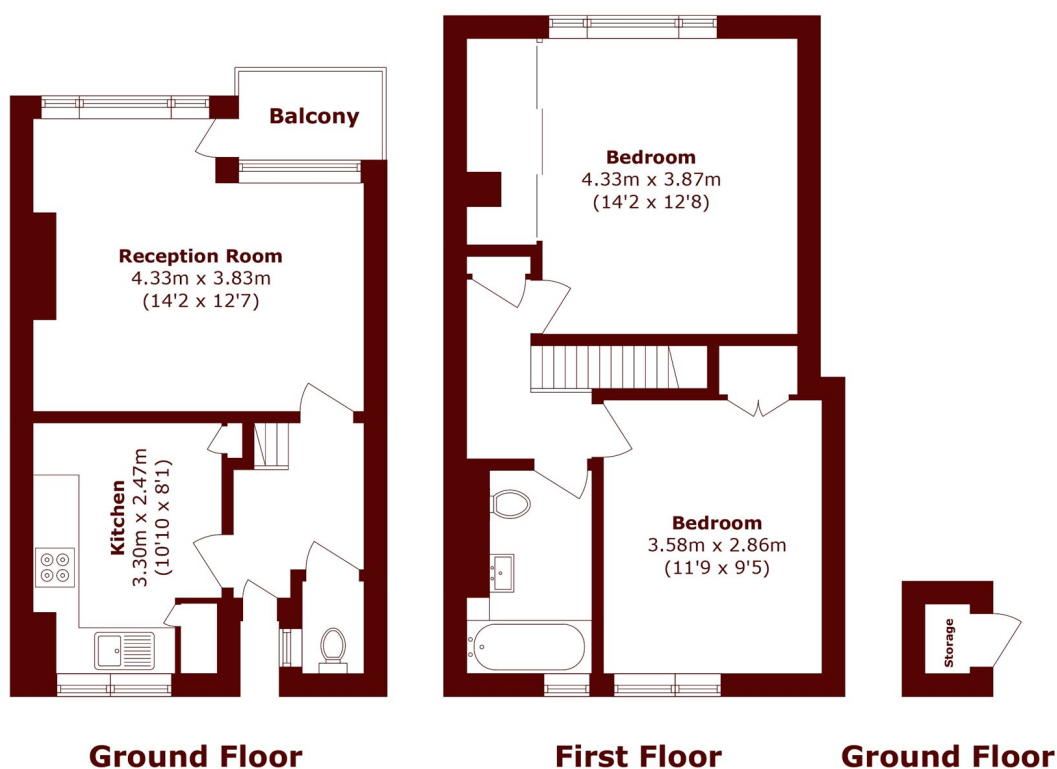
ABOUT THE PROPERTY

A spacious and well-presented two bedroom ground and first floor maisonette, ideally positioned just off Brixton Road in the heart of SW9. Extending to approximately 66 sqm and arranged over two floors, this is a home that offers generous proportions, its own front yard, and off-street parking.

The ground floor opens with a front yard extending to approximately 13'8" (4.17m) and a bright reception room that flows out to a private balcony - an additional dedicated outdoor space to enjoy. A fitted kitchen and a convenient ground floor WC complete this level. Upstairs, the first floor offers two well-proportioned bedrooms and a recently refurbished modern bathroom.



STEP INSIDE GOSLING WAY



Total area (approx.): 66.2 sq. m (712.5 sq. ft)
Balcony area (approx.): 2.1 sq. m (22.6 sq. ft)
External Storage area (approx.): 0.5 sq. m (5.3 sq. ft)

Kennington
020 7587 1533

Energy Rating: C We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

**MARSH &
PARSONS**