



barnard marcus

Offenham Road, London SW9



welcome to

Offenham Road, London

SHARED OWNERSHIP A rare opportunity to acquire a 25% equity stake in this stunning two double bedroom ground floor apartment situated in a sought after modern development, available for sale with no onward chain. Occupying a corner position the property benefits from extra windows giving it a light filled dual aspect reception space. There is also the option to have the store room reconfigured to create two bathrooms, one being an en suite, (subject to the usual consents). The property enjoys beautiful views across the green spaces of Eythorne Park along with a large private terrace 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. There is also secure bike storage for residents.

Situated in the ever popular Oval Quarter Development the property is ideally positioned for easy access to Brixton High Street, as well as Stockwell and Oval tube stations (Victoria & Northern Lines) and Loughborough Junction station. Brixton Road provides a plethora of shops, restaurants and bars along with multiple bus routes.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Total floor area 79.2 m² (853 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Two Double Bedrooms
- Private Terrace
- No Onward Chain
- Ground Floor
- Oval Quarter Development

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2424.00

Ground Rent: 285.00

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.

£122,500



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT111330



Property Ref:
KGT111330 - 0002

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.



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