

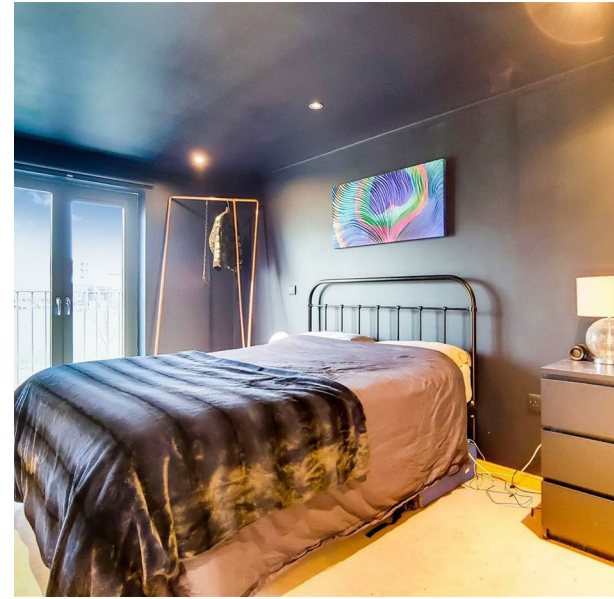
Flat 3, 8 Henry Road, London, SW9 7BQ

£550,000

Council Tax Band:



ORLANDO REID



A modern two double bedroom / 2-bathroom apartment located on the first floor of a well-designed building. In brief, the flat is comprised of two double bedrooms, one of which has an en-suite bathroom. As you approach the living room, there is a family bathroom. The living area / kitchen is very well proportioned and you can access the spacious balcony from the living room, perfect for coffee in the morning or sitting out on in the summer.

The development (Oval Quarter) has been very well designed and offers peace and quiet, despite being so close to many sought after transport links and amenities in the local area. Oval Station (Northern Line) is 0.6 miles away, and regular bus links along Camberwell New Road and Brixton Road are just a few minutes walk away. There is a Farmers Market every weekend outside St Marks Church next to Oval Station.

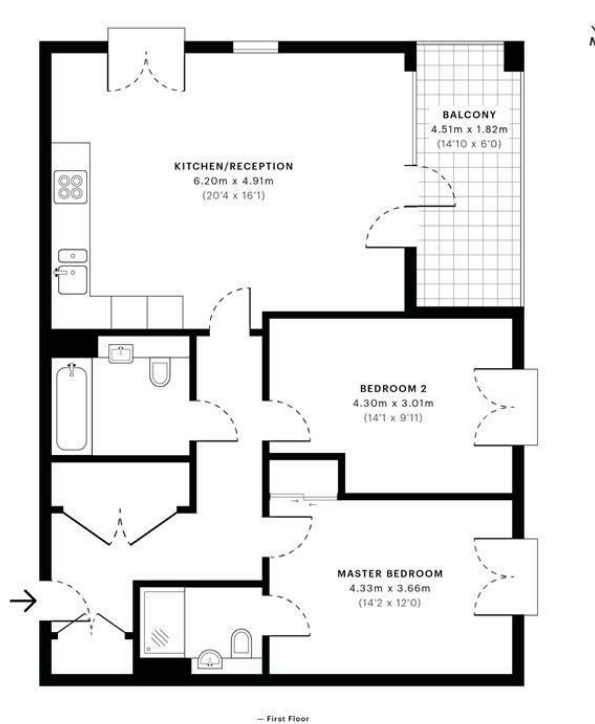
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	Henry Road, SW9	GROSS INTERNAL AREA
	CAPTURE DATE: 30/01/2020	LASER SCAN POINTS: 20,988,905



 GROSS INTERNAL AREA (GIA) The footprint of the property. 75.6 Sqm / 814.3 Sqft	 NET INTERNAL AREA (NIA) Excludes walls and external features. Includes washrooms, restricted head. 72.4 Sqm / 779.7 Sqft	 EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 7.9 Sqm / 85.3 Sqft	 RESTRICTED HEAD HEIGHT Unlimited use area under 2.0m 0.0 Sqm / 0.0 Sqft
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Spec: floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPM3:3B RESIDENTIAL
83.8 Sqm / 899.5 Sqft
 IPM3:3C RESIDENTIAL
80.4 Sqm / 864.9 Sqft
 SPEC ID
5e31600wb3d5e0c55a5a5eb0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	