

Flat 12, 15 Bramah Road, London, SW9 6FP

Asking Price £395,000

EPC Rating: B Council Tax Band: C

Avrasons

Est. 1965



Flat 12, 15 Bramah Road, London, SW9 6FP

Asking Price £395,000

Council Tax Band: C

One Bedroom Flat for Sale in Oval Quarter, SW9 with Parking & Balcony

A well-proportioned one bedroom apartment in Oval Quarter, SW9, extending to approximately 534 sq ft, with a private balcony and an allocated parking space — a particularly sought-after feature within the development, where parking is limited and not every apartment benefits from its own space.

Set on the second floor, the apartment offers a spacious open-plan reception room and kitchen (approx. 22'1" x 11'11"), with doors opening directly onto the private balcony. The generous double bedroom (approx. 16'3" x 10'6") benefits from fitted wardrobes and full-height glazing, while there is also a well-appointed bathroom with bath and overhead shower, together with useful built-in storage.

### **Bramah Road, London SW9**

Situated on the second floor of a modern purpose-built development on Bramah Road, London SW9, the apartment offers an excellent balance of living space, natural light, storage and private outside space, making it an appealing choice for first-time buyers, professionals, investors or those seeking a well-connected London home.

### **Reception**

The heart of the property is the impressive open-plan reception room and kitchen, measuring approximately 22'1" x 11'11". The contemporary fitted kitchen features sleek gloss cabinetry, integrated appliances and generous reach. worktop space, while the reception area comfortably accommodates both living and dining areas.

### **Private balcony**

Double doors lead directly from the reception room onto a private balcony, providing valuable outside space and an attractive extension to the main living area.

### **Large bedroom**

The double bedroom is particularly generous for a one bedroom apartment, measuring approximately 16'3" x 10'6", with fitted wardrobe storage and full-height glazed doors providing excellent natural light.

### **Bathroom**

There is also a well-appointed modern bathroom with bath and overhead shower, together with useful built-in storage off the entrance hall. Overall, the apartment extends to approximately 534 sq ft / 49.62 sq m and makes particularly efficient use of its internal space.

### **Allocated Parking in Oval Quarter**

A significant feature of this particular apartment is its allocated parking space. Parking is limited within Oval Quarter and only a proportion of properties within the development benefit from their own space, making this an especially useful addition for a one bedroom flat for sale in Oval and an attractive feature for both owner-occupiers and investors.

### **Oval Quarter, Oval & SW9**

Oval Quarter is a popular modern residential

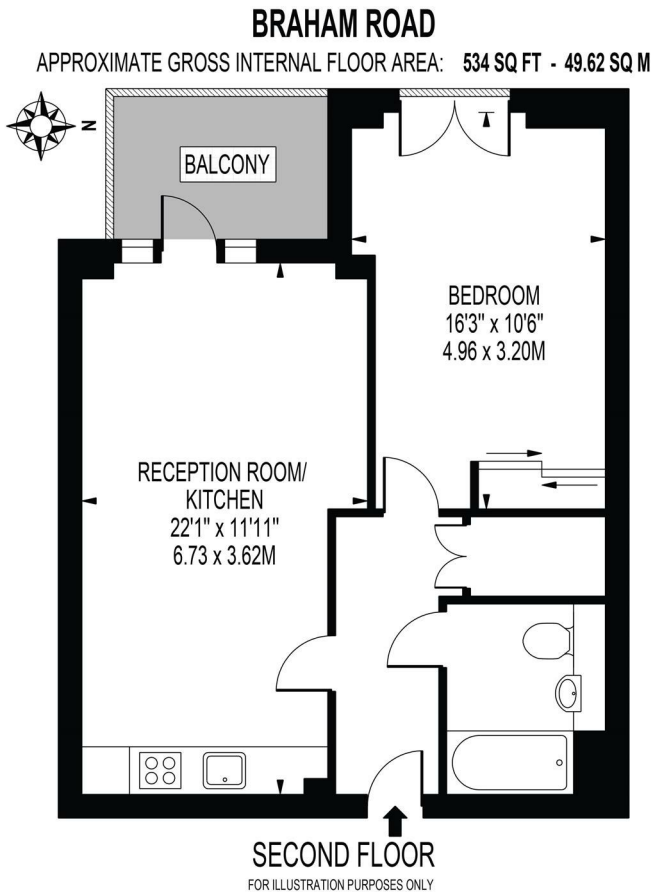
development in Oval, South London, conveniently positioned for the amenities and transport connections of Oval, Stockwell, Kennington and Brixton. Residents also benefit from attractive landscaped communal areas within the development.

### **Location**

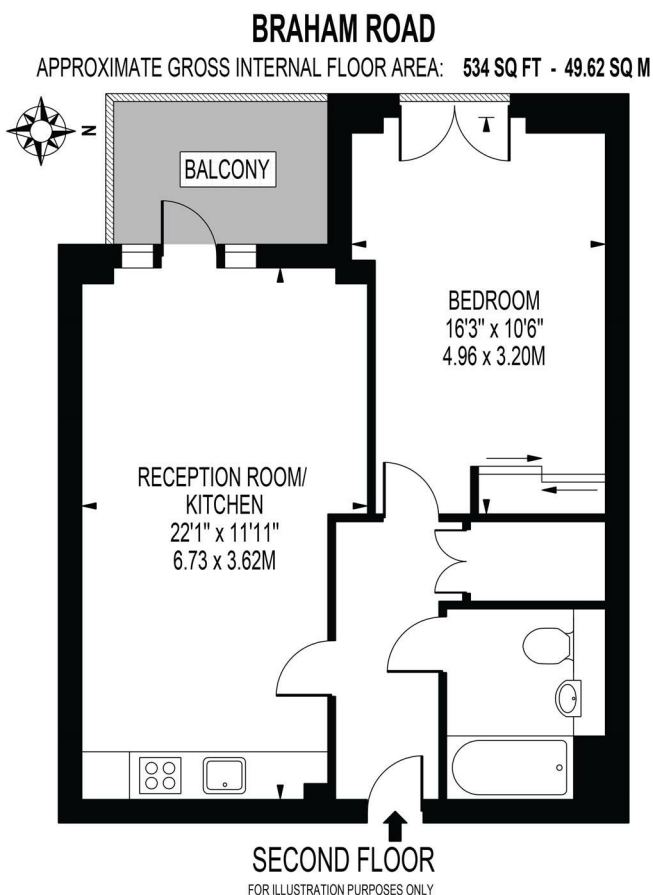
The property is well placed for Oval Underground Station, providing Northern line services towards the City and West End, while Stockwell Underground Station offers both Northern and Victoria line connections. The shops, cafés, restaurants and everyday amenities of the surrounding Oval and Stockwell areas are also within easy







THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

# Avrasons

Est. 1965

16-18 Brixton Road  
London  
Oval  
SW9 6BU  
02075824011 - Option  
sales@avrasons.co.uk  
www.avrasons.co.uk

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 82      |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |