



**Myatt Road, London SW9**

**welcome to**  
**Myatt Road, London**

We are delighted to introduce this fantastic and rarely available one double bedroom ground floor apartment, benefitting from direct access to a large private rear garden. Approached via its own front door the property also benefits from no onward chain along with an allocated gated parking space, a real rarity in this area. The property has good size rooms and would make an ideal first time purchase for someone looking to make their mark on a property. Myatt Road is set within easy reach of Oval, Brixton, Camberwell and Kennington which combined offer a plethora of bars, shops and restaurants. Transport links are available close by at Oval (Northern Line) and Brixton (Victoria Line as well as National Rail services). There are also a range of bus routes available that would provide easy access the city and surrounding areas.

Accommodation consists of an entrance hall with storage, one double bedroom, large living room, separate kitchen, bathroom, private front and rear gardens.

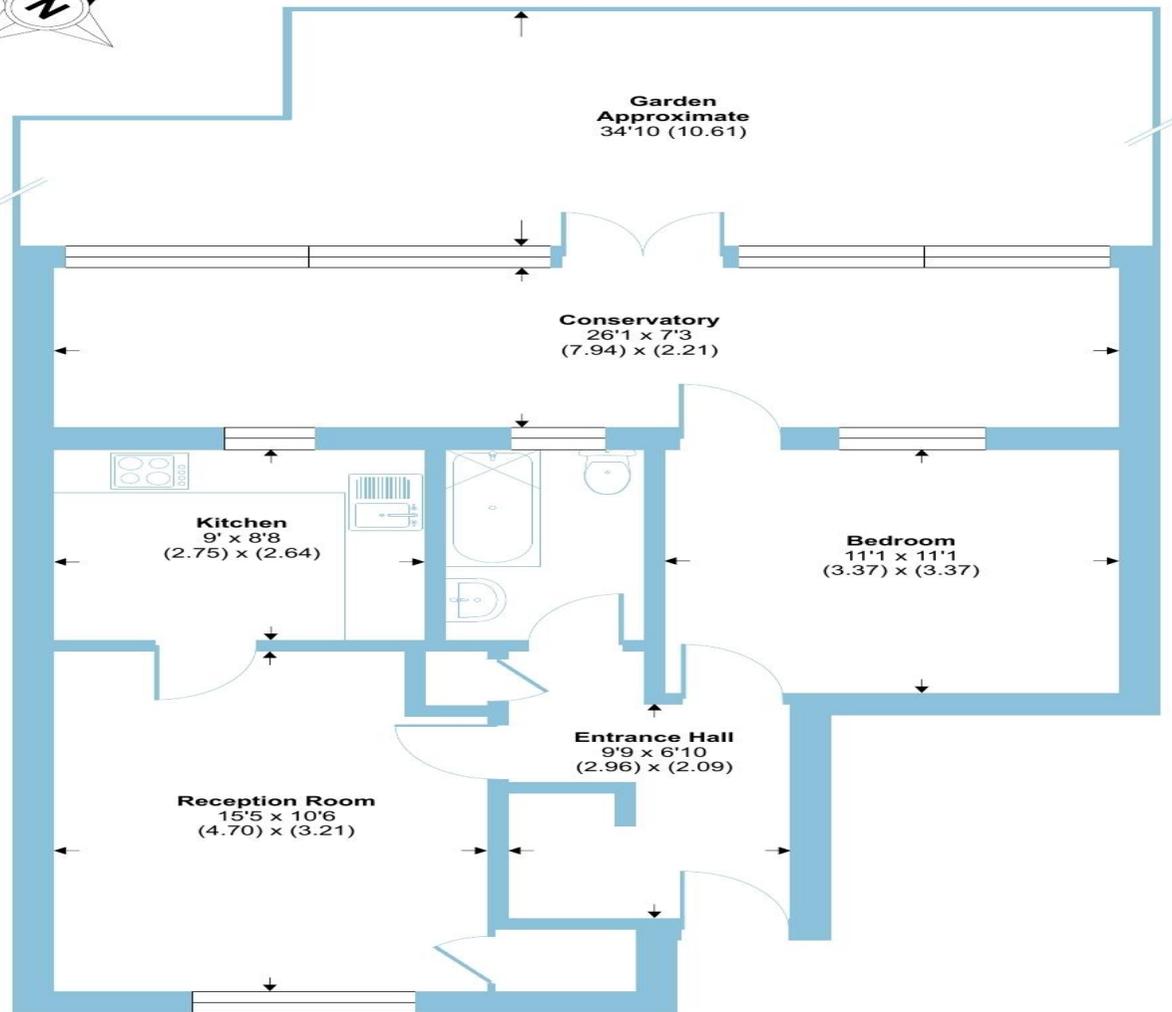
Prompt viewing is advised in order to secure.



# Myatt Road, London, SW9

Approximate Area = 729 sq ft / 67.7 sq m

For identification only - Not to scale



## GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1383601

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welcome to

## Myatt Road, London

- One Double Bedroom
- Ground Floor
- Large Private Rear Garden
- Gated Parking Space
- No Onward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1404.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Apr 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £325,000



**view this property online** [barnardmarcus.co.uk/Property/KGT111021](https://barnardmarcus.co.uk/Property/KGT111021)



Property Ref:  
KGT111021 - 0006

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Please note the marker reflects the  
postcode not the actual property