



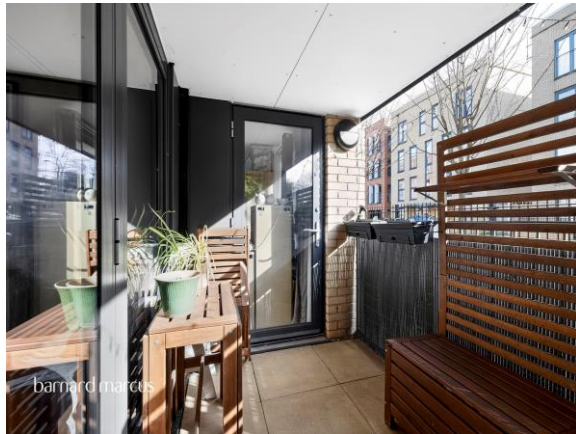
Eythorne Road, LONDON SW9

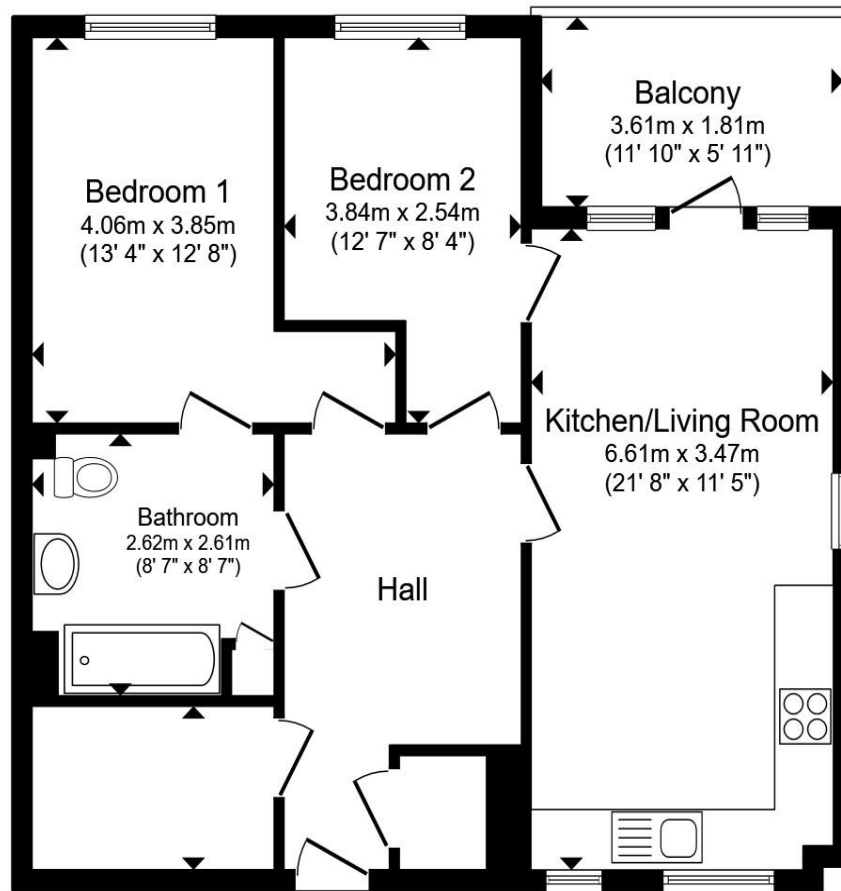
welcome to
Eythorne Road, LONDON

A stunning two double bedroom ground floor apartment situated in this sought after modern development, with direct access to a private terrace. Occupying an enviable corner position the property benefits from extra windows giving it a wonderful light filled dual aspect reception space along with a rarely available utility cupboard off the larger than average hallway. There is also the option to have this cupboard reconfigured to create two bathrooms, one being an en suite, (subject to the usual consents). Finished to an exacting specification and 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.

Accommodation comprises an entrance hall with ample storage, two double bedrooms, a superb open plan kitchen/reception space, luxury 'Jack & Jill' bathroom and private terrace.

View now to avoid disappointment.





Ground Floor

Total floor area 64.5 m² (694 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

welcome to

Eythorne Road, LONDON

- Two Double Bedrooms
- Ground Floor
- Private Terrace
- Modern Development
- Sought After Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3218.88

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2015.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT111129



Property Ref:
KGT111129 - 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.



barnard marcus



020 7735 0922



Kennington@barnardmarcus.co.uk



315 Kennington Road, Kennington, LONDON,
SE11 4QE



barnardmarcus.co.uk