



barnard marcus

**Patmos Road, London SW9**



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**welcome to**

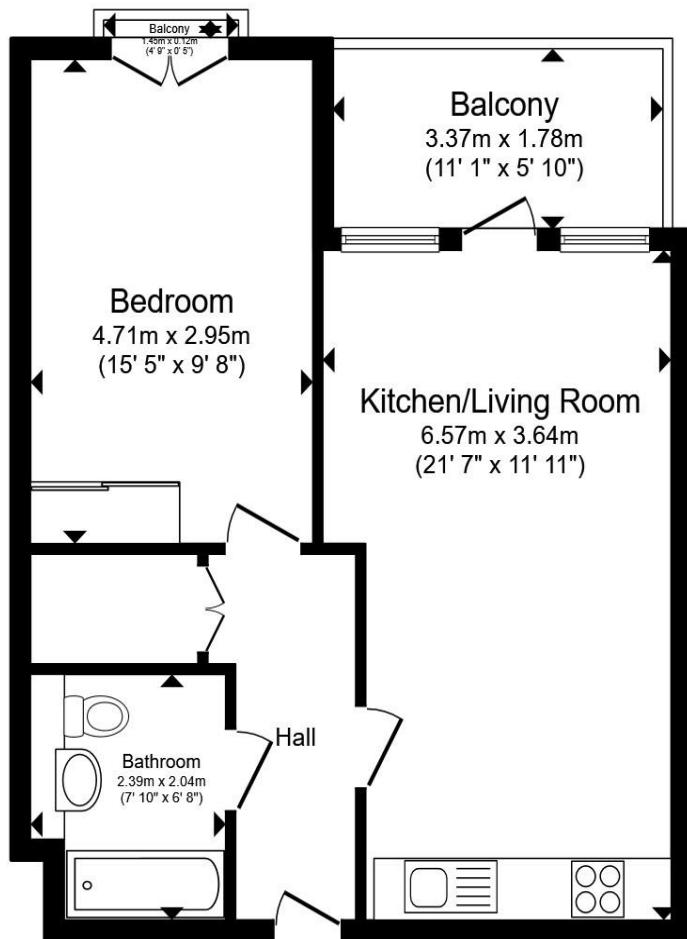
## **Patmos Road, London**

We are delighted to bring to the market this large one double bedroom Top floor (3rd) apartment, situated within a low rise modern building. The property has been finished to an excellent specification and enjoys pleasing views along with a good sized private balcony from which to enjoy them. Further benefits include an extra-large storage cupboard and a bike store. Situated in the ever popular Oval Quarter development the property is ideally positioned for easy access to Oval station (Northern Line), Brixton High Street and station (Victoria Line and overground services) as well as Stockwell tube station (Northern & Victoria Line). Brixton Road provides a plethora of shops restaurant and bars along with multiple bus routes.

Accommodation comprises an entrance hall with large storage cupboard, one double bedroom with extensive built-in wardrobes, luxury bathroom, open plan kitchen/reception room and private balcony.

Prompt viewing advised in order to secure.





Total floor area 48.8 m<sup>2</sup> (525 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](http://www.propertybox.io)

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## Patmos Road, London

- One Double Bedroom
- Top Floor (3rd)
- Private Balcony
- Modern Development
- Oval Quarter

Tenure: Leasehold EPC Rating: B

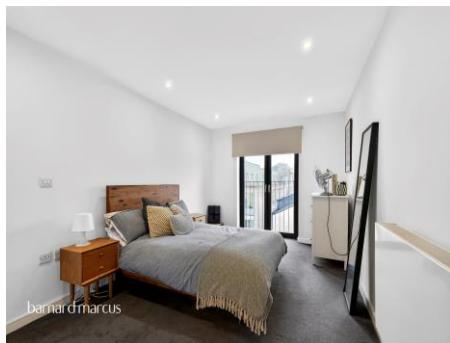
Council Tax Band: D Service Charge: 2184.00

Ground Rent: 250.00

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.

offers in excess of

# £400,000



**view this property online** [barnardmarcus.co.uk/Property/KGT111111](http://barnardmarcus.co.uk/Property/KGT111111)

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.



Property Ref:

KGT111111 - 0002

Please note the marker reflects the postcode not the actual property



**020 7735 0922**



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