



Flat (EPC Rating: D)

**GROUND FLOOR
FLAT, 31 CREWDSON
ROAD, OVAL,
LONDON, SW9 0LH**

**£2,400 Per
Month**



2 Bedroom Flat located in London

Call us on

02075824011

lettings@avrasons.co.uk

Welcome to this charming flat located on Crewdson Road in the vibrant area of Oval, London. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or professionals seeking a comfortable living space.

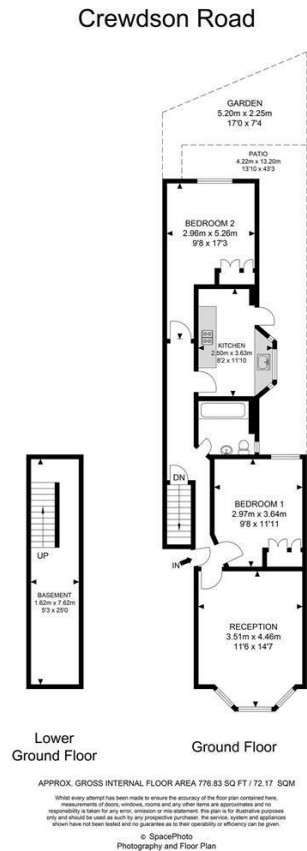
As you enter, you will be greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat has been newly decorated, providing a fresh and modern feel throughout. The newly fitted bathroom adds to the appeal, ensuring that you have a stylish and functional space to unwind.

One of the standout features of this property is the large garden, which offers a wonderful outdoor space for enjoying the fresh air, gardening, or simply soaking up the sun. This is a rare find in London and adds significant value to the flat, providing a private retreat in the heart of the city.

Situated in the lively Oval area, you will benefit from excellent transport links and a variety of local amenities, including shops, cafes, and parks. This flat presents a fantastic opportunity for those looking to enjoy the best of London living in a comfortable and well-appointed home.

Council Tax Band

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

