



## Offley Road, London, SW9

£1,250,000 Freehold

Charming five-bedroom Victorian Freehold house for sale on Offley Road, a quiet tree-lined residential terraced Victorian Street situated close to Kennington Park in the heart of Oval.

**Winkworth**

## LOCATION

Offley Road is located between Clapham Road and Brixton Road. An abundance of amenities are moments away, including a popular farmers market, Kennington Park and numerous cafes and delis. Oval Underground Station is just a minute walk away.

## DESCRIPTION

Enter the house on the raised ground floor and you are greeted by a double reception offering brilliant entertaining space with the sitting room to the front offering pleasant views on to the street, and a dining room to the rear. The kitchen sits to the rear of the dining room and offers direct access to the rear South-east facing garden. Behind the kitchen sits a bathroom offering a stand-alone shower, sink, and W.C.

The lower ground floor, currently separated from the main house, is accessed via a separate lower ground floor entrance from the front of the building but similarly has direct access to the rear garden. This floor offers two double bedrooms, an open plan kitchen living area, and bathroom offering a stand-alone shower, sink, and W.C. It would be possible to reinstate the staircase to connect this floor back to the main house.

The first floor offers two double bedrooms, a family bathroom, and a separate W.C. with the second floor offering a further two double bedrooms, bathroom, and utility room. These two floors require modernisation and are currently in the form of a separate split-level flat which could easily be connected back to the downstairs again.

The vendors have recently replaced the main roof covering as well as installing new double glazed timber framed sash windows to the front façade.

This house offers immense opportunity to create one single dwelling or multiple flats as is currently the case.

The house is currently under one title.

Permit parking available through Lambeth for on street parking.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - Nil

Ground Rent - Nil

Council Tax Band - C

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Ultra-fast broadband

## LOCAL AUTHORITY

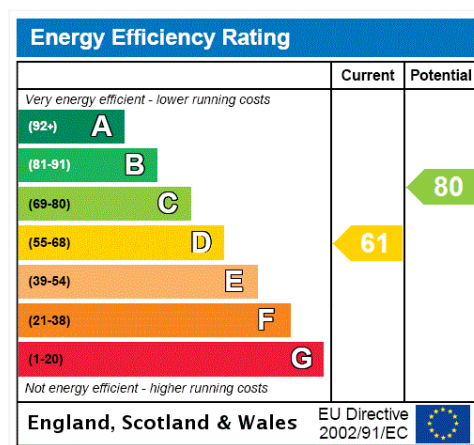
Lambeth

## TENURE

Freehold

## DIRECTIONS

Oval Underground Station (Northern Line) is just a 200m walk. Vauxhall Overground/Underground/Bus Station (Victoria Line) is 0.8 miles away. The area is also well served by frequent bus services in to the city.





OFFLEY ROAD. SW9  
6 BEDROOM HOUSE

Approximate gross floor area  
2168 SQ.FT / 201.4 SQ.M.



*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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