

Bourbon Road, SW9

1 1 1

£395,000 *Leasehold*

This lovely one-bedroom flat with a private balcony is set on the second floor of this Oval Quarter development. EPC Rating B.

KEY FEATURES

- Quiet modern development
- Good transport links
- Private balcony





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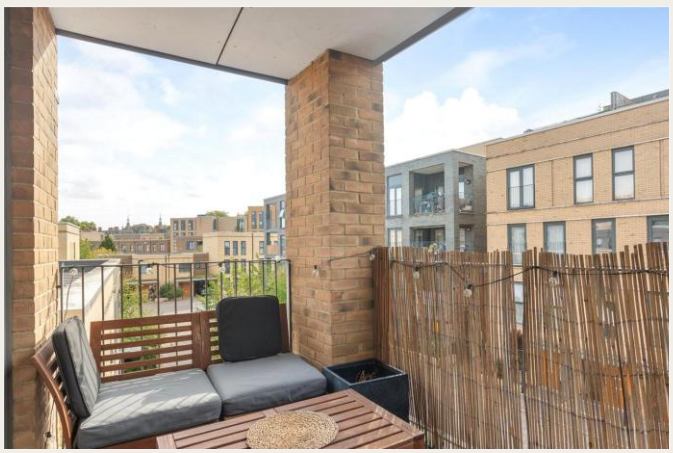
DESCRIPTION

Upon entering the property on the second floor, you are welcomed by a spacious hallway. Further along the corridor, to the left, is the impressive open-plan kitchen and living room. The kitchen offers an abundance of storage and generous countertop space, along with integrated appliances.

The spacious living area provides plenty of room for a large sofa, dining table and chairs, as well as additional freestanding furniture. There is also direct access to the private balcony, making this a fantastic space for both relaxing and entertaining.

The bedroom is situated at the end of the hallway and is a generous double room. It benefits from a fitted wardrobe, a large window allowing plenty of natural light, and direct access to the private balcony.

The bathroom comprises a shower over bath, WC, wash basin, and additional storage. The hallway also benefits from two useful storage cupboards, one of which houses the washing machine.







MATERIAL INFO

Tenure: Leasehold
Term: 99 years from and including 1 August 2014 (86 years and 10 months remaining)
Service Charge: £1,882 per annum
Ground Rent: Peppercorn
Local Authority: Lambeth
Council Tax Band: C
EPC rating: B

PARKING:
On street permit parking available through Lambeth Council

UTILITIES:
Electricity supply: mains connected
Water supply: mains connected
Heating: communal managed service heating
Sewerage supply: mains connected
Broadband: ultrafast broadband

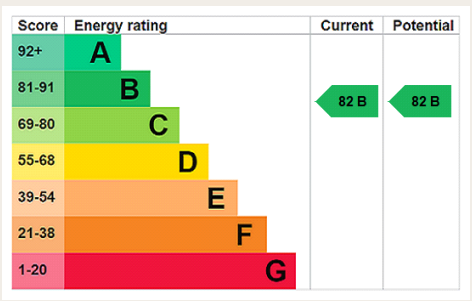
LOCATION

Bourbon Road is just off Cowley Road and Mostyn Road within the Oval Quarter. Brixton Road is a short walk away and the open green space of Myatt's field park is also close by.

DIRECTIONS

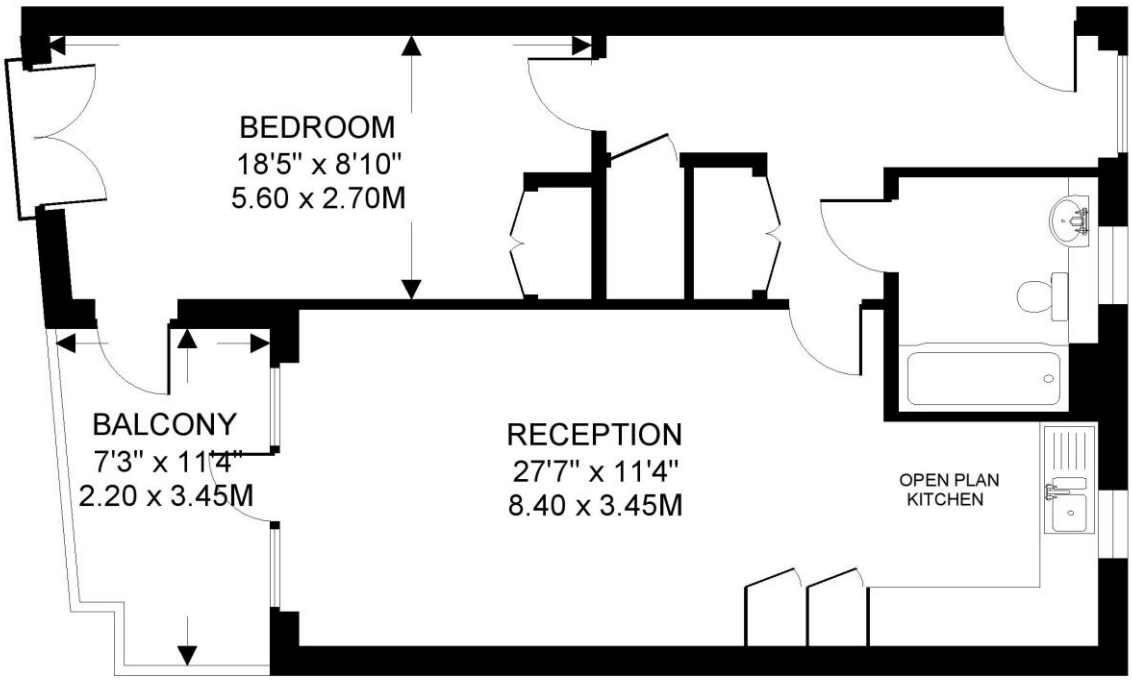
Oval Station is 0.8 miles away or approximately a 15-minute walk. Brixton Underground Station is 0.9 miles away or approximately a 20-minute walk. Stockwell Station is 0.8 miles away or approximately a 15-minute walk.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



BOURBON ROAD. SW9
1 BEDROOM FLAT

Approximate gross floor area
636 SQ.FT. / 59.1 SQ.M.



SECOND FLOOR

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