

Cowley Road, London, SW9

£425,000 Leasehold

A fantastic opportunity to acquire a beautifully finished one-bedroom apartment, in the stunning Oval Quarter Development.

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LOCATION

The apartment is located on Cowley Road, just off Mostyn Road. Brixton Road is a short walk away and the open green space of Myatt's Field Park is also close by. The area has undergone huge change since the Oval Quarter development was built.

DESCRIPTION

As you enter the apartment on the 2nd floor, the attention to detail is immediately evident. Enter into the hallway and walk through into a fabulous entertaining space on your right. The room is open plan with the modern kitchen running along the back wall. The kitchen comprises an integrated fridge freezer, dishwasher, double sink with mixer tap and an electric oven with an induction hob and extractor.

The reception room is expansive with space for a dining table and chairs to seat four, a large dresser and side tables. To the end of the room you will find double glass doors which open out onto a sizeable balcony overlooking the quiet road, with great views of the park and beyond. There is more than enough space to accommodate a large sofa, two armchairs and a coffee table; making it the perfect space for entertaining guests. Off the hallway you will find the bedroom, bathroom and a good-sized storage cupboard, which is currently home to the washer dryer; this could be fitted out to create an airing cupboard.

The master bedroom sits at the front of the property with floor to ceiling glass doors, which open out onto a Juliet balcony and fill the room with natural light. The room benefits from a large built-in wardrobe and space for a king-size bed, bedside tables and freestanding furniture.

The bathroom is a grey tiled suite comprised of a hand basin with wall mounted mirror above, bath with overhead rain shower, heated towel rail and a W.C.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - half-yearly £1,017.13

Ground Rent - £250.00 per annum

Council Tax Band - D

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected with meter

Heating – gas central heating

Sewerage – mains connected

Broadband – Ultrafast Full Fibre

LOCAL AUTHORITY


Lambeth

TENURE

Leasehold - 125 years from 31 January 2013

DIRECTIONS

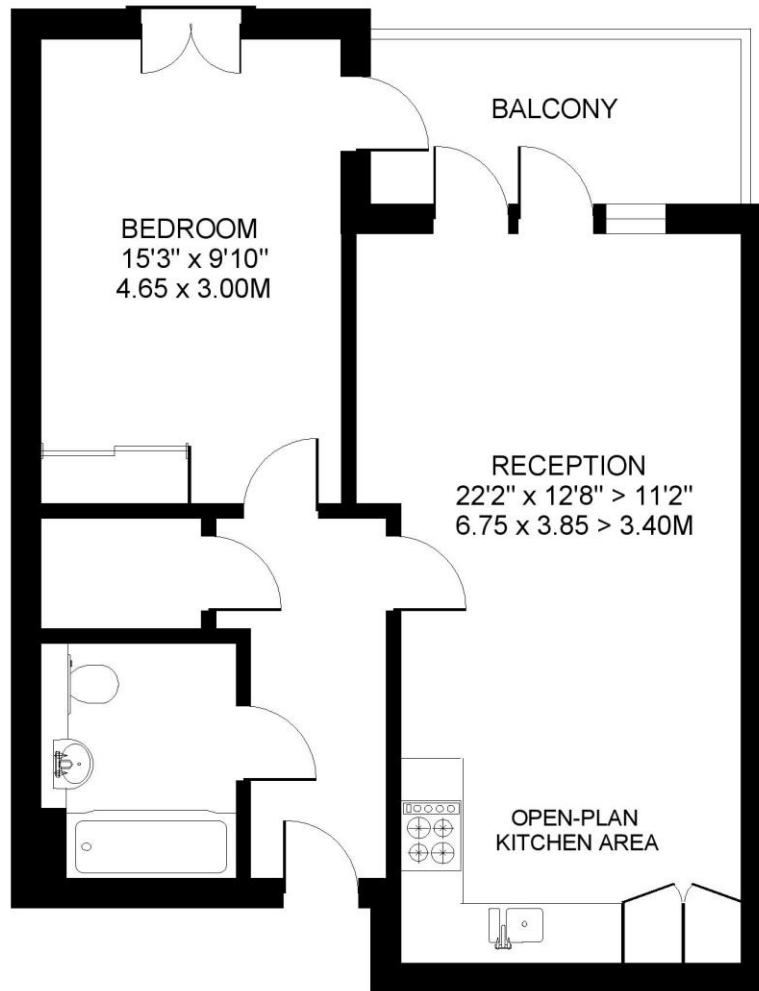
Stockwell Underground Station (Victoria & Northern Line) is approximately 0.8 miles away. Oval Underground Station (Northern Line) is approximately 0.7 miles away. The area is also well served by a frequent bus service on Brixton Road taking you to the City, West End and beyond.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



COWLEY ROAD. SW9
1 BEDROOM FLAT

Approximate gross floor area
580 SQ.FT / 53.9 SQ.M.



SECOND FLOOR

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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