



South Island Place, SW9

£375,000 *Share of Freehold*



A beautifully presented one bedroom flat with balcony, on the first floor of this charming purpose-built building, in the heart of Oval on South Island Place. Kennington Park is found very close by as are an array of bars, restaurants and coffee shops. EPC rating C

KEY FEATURES

- Located in the heart of Oval
- Great condition throughout
- Measures almost 450 SQ/FT
- Private balcony and communal garden
- Close to both local amenities and transport



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DESCRIPTION

Enter the flat on the first floor of this delightful purpose-built building, and the flat is arranged to provide kitchen, reception, bedroom, bathroom and private balcony.

The integrated kitchen, connected to the reception, has been very well finished and features a large fridge/freezer, integrated electric fan-powered oven with induction hob and extraction, washing machine and sink. There is ample storage space found both above and below the kitchen units.

Adjoined is the spacious reception which has plenty of space to accommodate a dining table and chairs, large sofa, coffee table and television. The balcony, accessed from the reception offers a very pleasant view over the shared garden to the rear.

The bedroom, located at the rear of the flat which overlooks the shared garden, is both spacious and bright and provides more than enough space to accommodate a king-size bed with additional space reserved for free-standing furniture. There is also built in storage along the nearest wall.

The family bathroom has been finished beautifully with a large walk in rainfall shower, sink with mirror and large vanity below, heated towel rail and W.C.

All windows throughout the flat have been replaced recently and the flat is offered in turnkey condition.





MATERIAL INFO

Tenure: Share of Freehold

Term: 999 years beginning on and including 1 January 2024 (997 year and 3 months)

Service Charge: £1200 per annum

Ground Rent: Nil

Local Authority: Lambeth

Council Tax Band: C

EPC rating: C

PARKING

Resident on street permit parking available.

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Ultrafast broadband

LOCATION

South Island Place is located within easy reach of the local amenities of Oval, Brixton Road and Clapham Road and Kennington Park is only a short walk away.

DIRECTIONS

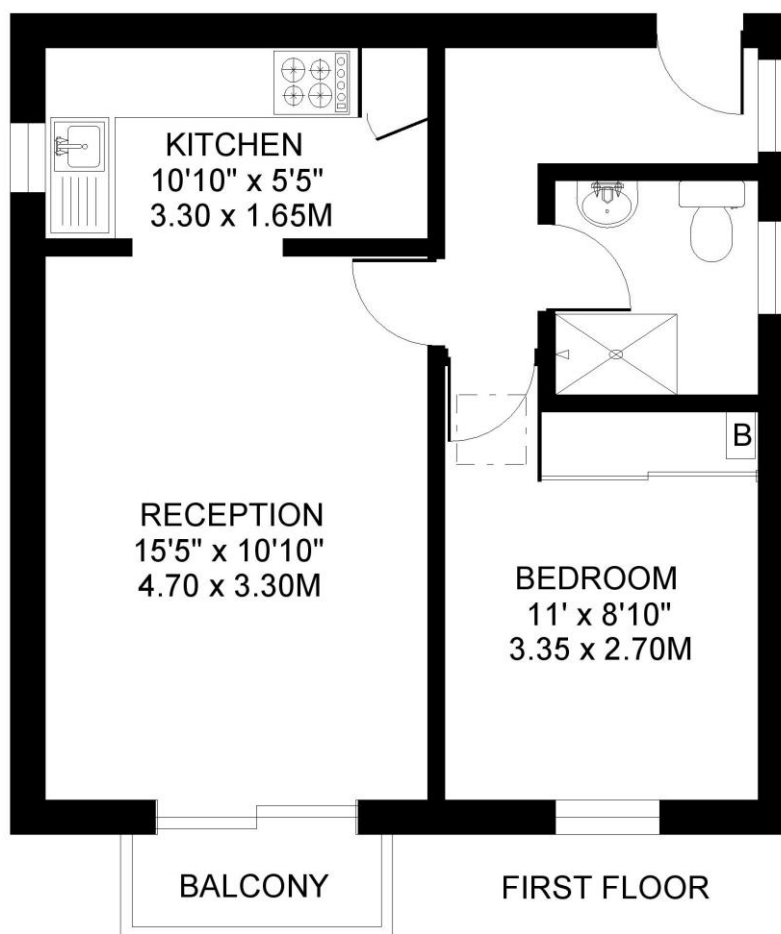
Oval Underground Station (Northern Line) is approximately 0.3 miles away. Stockwell Underground Station (Northern & Victoria Line) is approximately 0.6 miles away. The local area is well-served with bus routes into Central London and beyond. There is also a Santander Cycle Docking Station close by.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SOUTH ISLAND PLACE SW9
1 BEDROOM FLAT

Approximate gross floor area
430 SQ.FT / 39.9 SQ.M.



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