



Henry Road, SW9

£559,950 *Leasehold*



A well-presented, spacious two-bedroom modern apartment with a private balcony overlooking the park, situated in the Oval Quarter and a stone's throw from Myatt's Field Park. This apartment has been fully refurbished in recent years, including a new bathroom, kitchen, flooring and an additional guest w/c. EPC rating C

KEY FEATURES

- Quiet modern development
- South-West facing private balcony
- Good transport links
- Well-maintained and in great condition



Kennington

020 7587 0600 | kennington@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

Upon entering the apartment on the third floor, you are greeted by a utility room, separate WC and two large storage cupboards, providing plenty of useful additional storage.

The first bedroom is well proportioned, with ample space for a large double bed and freestanding furniture, as well as a large built-in wardrobe. Floor-to-ceiling windows allow plenty of natural light into the room and open onto a Juliet balcony.

The second bedroom is of a similar size and is currently used as a study, although it could comfortably accommodate a double bed and additional furniture. Like the first bedroom, it benefits from floor-to-ceiling windows and a Juliet balcony, making it a bright and versatile space.

Further along the hallway is the modern bathroom, fitted with a walk-in shower, WC, wash hand basin and vanity mirror.

The open-plan kitchen and reception room provides a generous space for both relaxing and entertaining. The kitchen is well equipped with an integrated fridge/freezer, dishwasher, electric oven, induction hob and extractor, alongside an excellent amount of worktop and storage space. The reception area is spacious, with room for a dining table and chairs, sofas, a coffee table and TV stand.

At the far end of the room, double glass doors open onto a sizeable balcony overlooking the park below, providing an ideal spot to enjoy the views and make the most of the warmer evenings.





MATERIAL INFO

Tenure: Leasehold

Term: 99 years from and including 16 October 2015 (88 years and 0 months)

Service Charge: £2,904.72 per annum

Ground Rent: peppercorn

Local Authority: Lambeth

Council Tax Band: D

EPC rating: C

PARKING

Lambeth Council

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – ultrafast broadband

LOCATION

The apartment is located on Henry Road, just off Akerman Road. Brixton Road is a short walk away and the open green spaces of Myatt's Field Park are also close by. The Oval Quarter development is a stone's throw from the gastro pubs, trendy bars, eateries and music venues of both Brixton and Oval, with popular farmers market every Saturday in St. Marks Church Garden.

DIRECTIONS

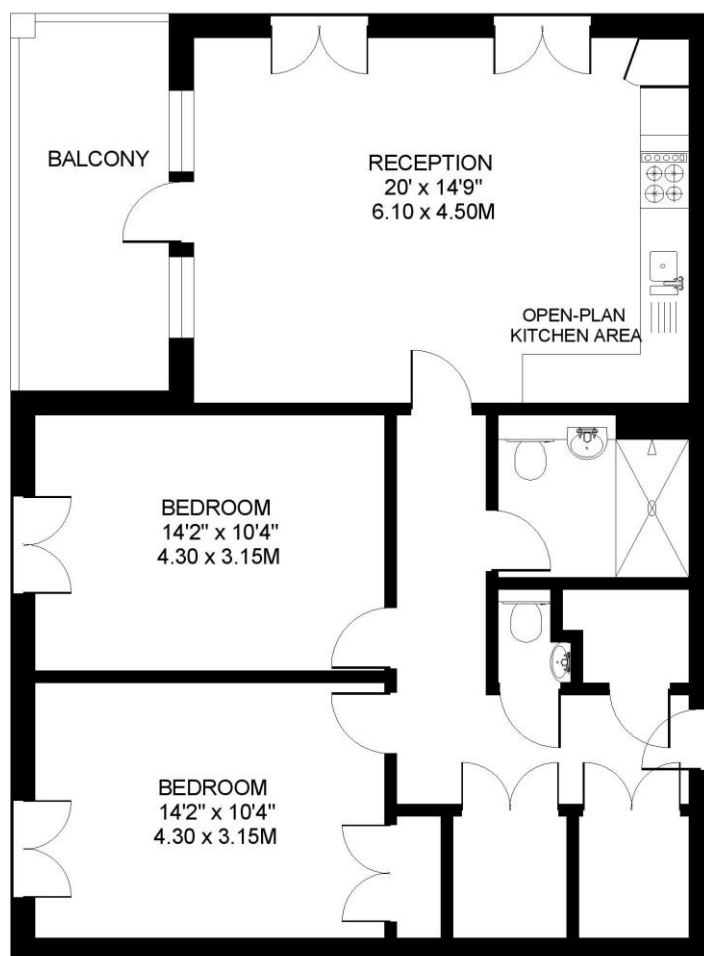
Stockwell Underground Station (Victoria & Northern Line) is approximately 0.8 miles away. Oval Underground Station (Northern Line) is approximately 0.7 miles away. The area is also well-served by a frequent bus service on Brixton Road taking you to the City, West End and beyond.

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	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HENRY ROAD. SW9
2 BEDROOM FLAT

Approximate gross floor area
864 SQ.FT / 80.3 SQ.M.



THIRD FLOOR

Copyright: These plans should not be reproduced by any other person, without permission.
Floorplan produced for Winkworth by Floorplanners 07801 228850

Kennington

020 7587 0600 | kennington@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.