



Offley Road, London, SW9

£525,000 Share of Freehold

Charming two-bedroom period basement flat with a lovely private garden to the rear. A homely and inviting environment, with a spacious layout. This property can be found on the ever-popular Offley Road in Oval.

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

Entering the flat you will find a handy utility/ storage room under the stairs. To your left of the hallway is the wonderful primary bedroom. A generous size with beautiful sash bay windows. This room is suitable for a king-sized bed and free-standing storage solutions.

The centre of the flat is occupied by the living space and kitchen. The superb wood flooring and excellent finish in the kitchen makes this a very homely space to enjoy. You'll find ample storage and workspace in the kitchen whilst the living area is suitable for a dining table and sofa.

To the rear of the flat the second bedroom can be found. There is plenty of space for a double bed, with the benefit of a lovely view on to the garden to the back.

The bathroom just opposite is finished a high standard. Tiled throughout, you will find a walk-in shower, sink and W.C.

The garden to the rear is a fantastic space to enjoy the warmer months and possibly enjoy some alfresco dining.

Please note the photos show the whole garden, the demise for this flat is half of the garden.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground Rent - £100.00 per annum

Service Charge - £1000.00 per annum

Council Tax Band - C

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected no meter

Heating – gas central heating

Sewerage – mains connected

Broadband – fibre

LOCAL AUTHORITY

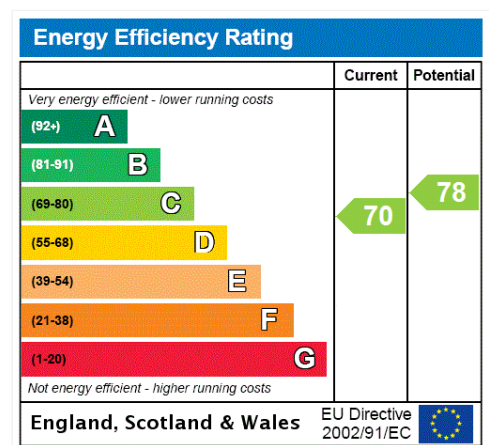
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TENURE

Share of Freehold - 125 years from 12 January 2023

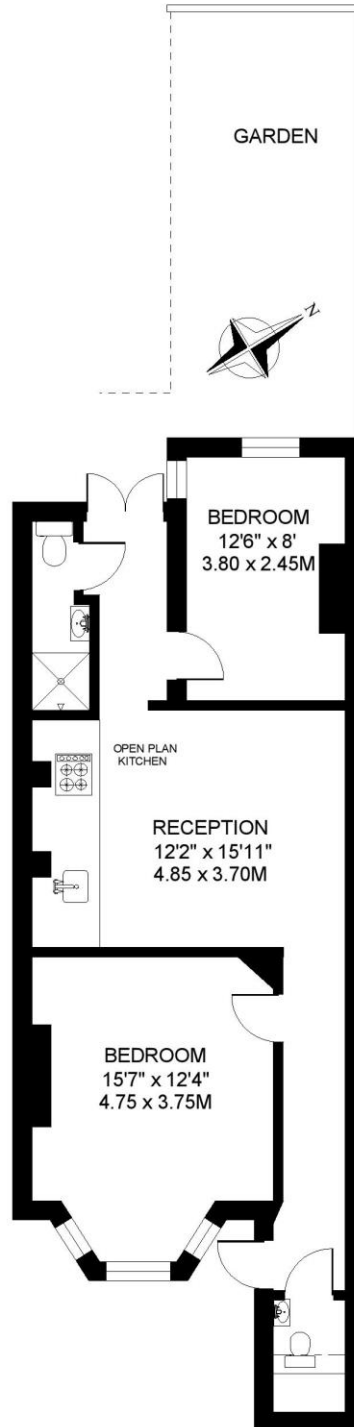
DIRECTIONS

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 with frequent bus service in the city.





OFFLEY ROAD SW9
2 BEDROOM FLAT
Approximate gross floor area
637 SQ.FT. / 59.2 SQ.M.



LOWER GROUND 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

Kennington | 020 7587 0600 | kennington@winkworth.co.uk