



Bourbon Road, SW9

£425,000 *Leasehold*



KEY FEATURES

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

- 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

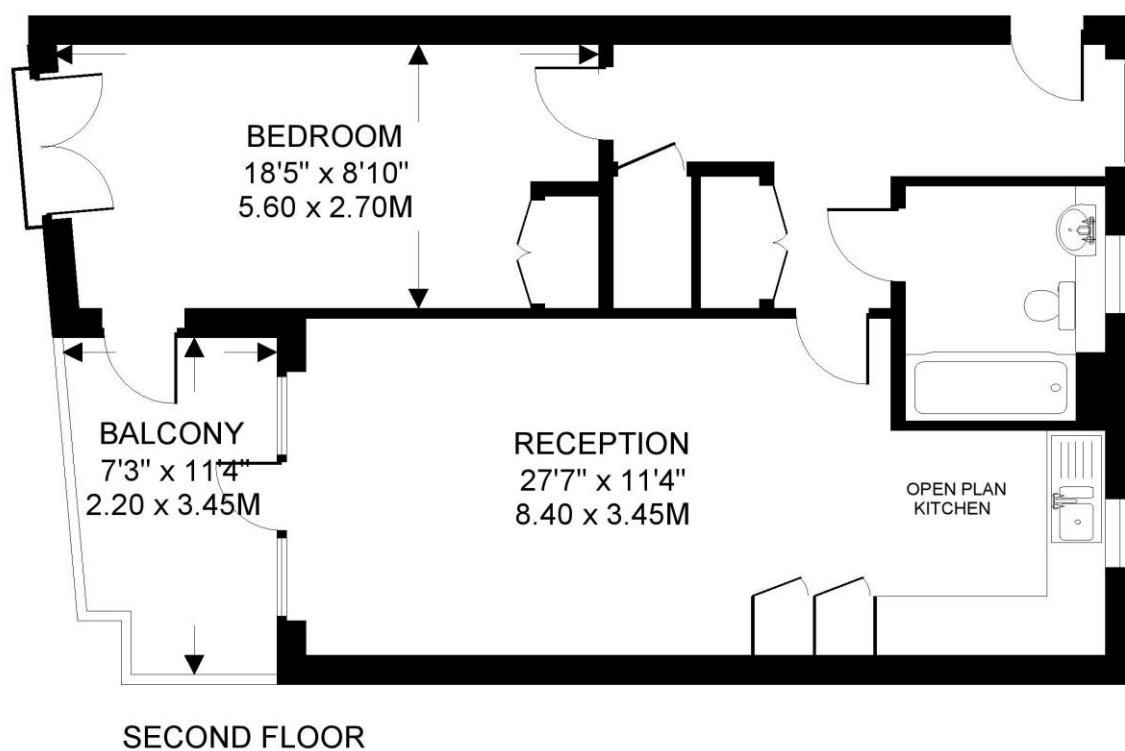
Oval Station is 0.8 miles away or approximately a 15-minute walk. Brixton Underground Station is 0.9 miles away or approximately a 20-minute walk. Stockwell Station is 0.8 miles away or approximately a 15-minute walk.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	82 B	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BOURBON ROAD. SW9
1 BEDROOM FLAT

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



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