



Bramah Road, London, SW9

£589,950 Leasehold

A fantastic opportunity to purchase a delightful two-bedroom flat with a private south-facing balcony, main bathroom and an en-suite included. Situated in the Oval Quarter and a stone's throw from Mostyn Gardens. EPC Rating C.

LOCATION

The flat is located on Bramah Road, which is just off Mostyn Road. Brixton Road is a short walk away and the green space of Myatt’s Field Park is also close by (approximately 7 minutes’ walk). The area has undergone huge change since the Oval Quarter was built and the local area has dramatically improved with the regeneration scheme.

DESCRIPTION

This flat is situated on the fifth floor of a modern built development, which has been finished to an excellent standard. On entry the hallway is spacious with a large storage cupboard to the right, which contains the washing machine.

The bathroom, just off the hallway, comprises a bath with a shower over, W.C, sink, extractor fan, heated towel rail, a large vanity mirror and tiled floors and walls.

The kitchen, at the end of the hall leads to a spacious reception/kitchen/dining room. The kitchen has composite stone worktops and has been finished to an excellent standard. There is a comprehensive range of kitchen units, with induction hob, integrated fan oven, dishwasher and Smeg kitchen appliances. There is also ample room for a dining table and chairs, creating an ideal space for entertaining.

The reception room has engineered wooden flooring and room for a large L-shaped sofa and a home cinema setup. Doors leading out to the private south-facing balcony, offer the perfect spot to relax after a hard day’s work in the City.

Bedroom one is carpeted with a built-in storage cupboard, plenty of room for a double bed, large double-glazed doors/windows with a Juliet balcony. This bedroom further benefits from an en-suite shower room comprising a shower, extractor fan, W.C, sink, heated towel rail and vanity mirror.

Bedroom two is also carpeted with a Juliet balcony and space for a double bed, built-in storage cupboard and door to the balcony.

Council Tax Band D.

LOCAL AUTHORITY

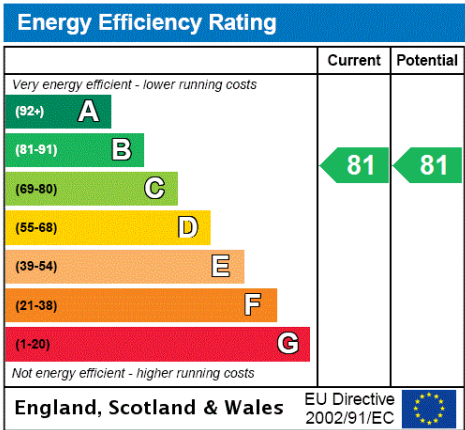
Lambeth Council, London

TENURE

Leasehold - 125 years from 31 May 2013 less 10 working days
Ground Rent: £300 per annum
Service Charge: £2,460 per annum

DIRECTIONS

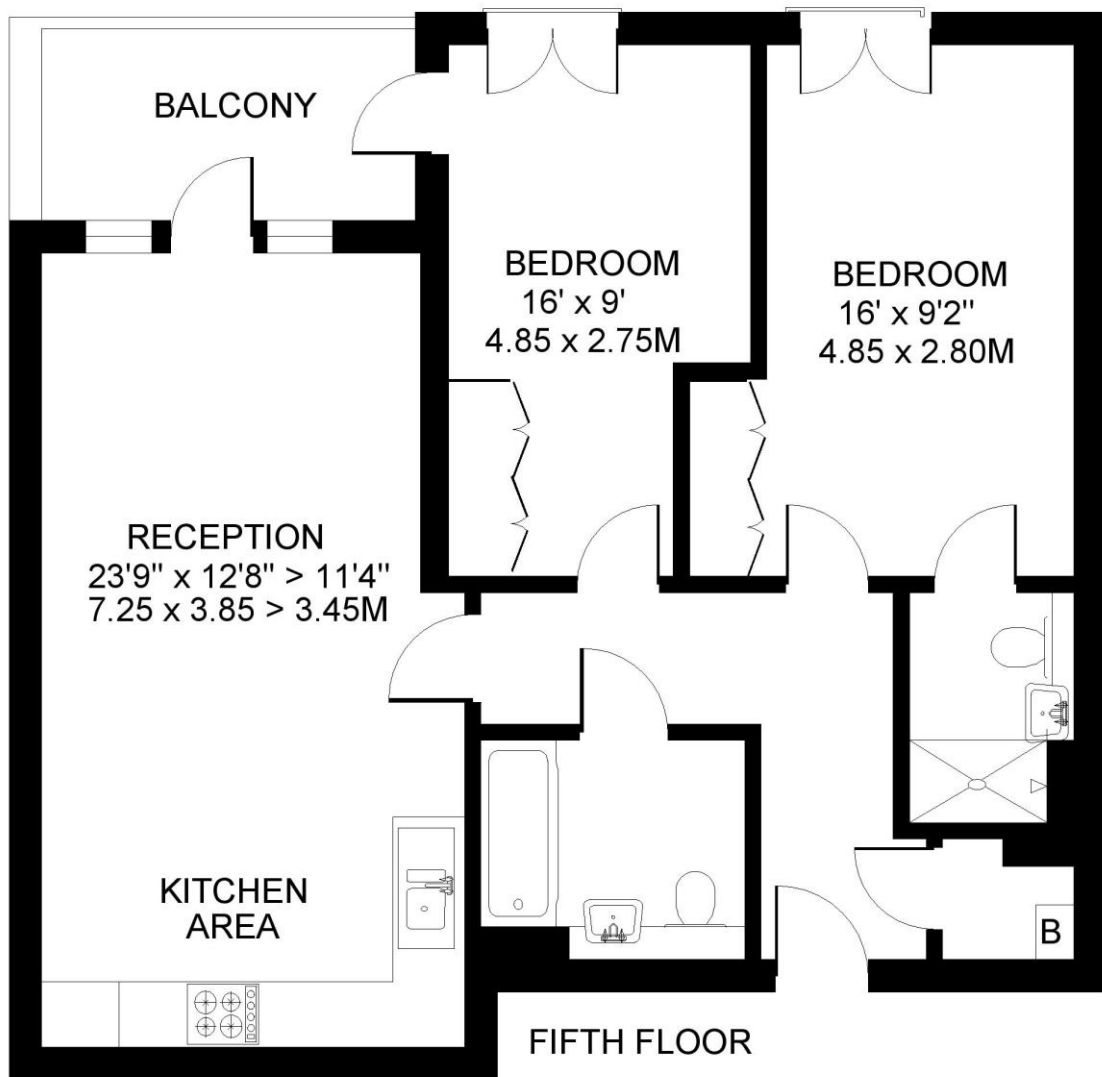
Oval Underground Station (Northern Line) is approximately 0.8 miles away. Brixton Overground/Underground Stations (National Rail and Victoria Line) are approximately 0.9 miles away. The area is also well served by a frequent bus service on Brixton Road taking you to the City, West End and beyond.





BRAMAH ROAD. SW9
2 BEDROOM FLAT

Approximate gross floor area
800 SQ.FT / 74.3 SQ.M.



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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