



## Foxley Road, Oval, SW9

£695,000 Leasehold

A truly delightful and refurbished throughout two-bedroom flat, set on the lower ground floor of a Grade II listed, early Victorian conversion. The flat offers an abundance of storage space and benefits from a private garden as well as access to a large communal garden. EPC Rating C.

**Winkworth**

## LOCATION

Foxley Road is a beautiful street located just off Vassal Road. It is adjacent to Camberwell New Road and Brixton Road. There is a vast range of local amenities to include supermarkets, restaurants, parks and bars.

## DESCRIPTION

You enter the flat on the lower ground floor and the accommodation is arranged to provide large hallway, kitchen, sitting and dining room, two bedrooms, bathroom and several storage cupboards.

The sitting room is just off the kitchen and separated by a bespoke fitted sliding door and has plenty of space for a sofa, coffee table, large dining table and chairs. Where the large dining table currently occupies, the owners have fitted a bespoke free-standing shelving unit behind adding useful storage.

Additionally, there are doors leading from the sitting room directly out on to the private south-west facing garden well-designed with fitted flower beds and a small picket fence behind. Just beyond the private garden is a sizable communal garden, both of which would be ideal for al fresco dining.

The kitchen contains all the latest appliances to include: an electric fan powered oven, gas hob and an extractor fan. Here you will also find ample wooden worktops, a dishwasher, plenty of space for a large fridge freezer and sash windows, offering pleasant views of the private and communal gardens. A small breakfast bar also occupies the kitchen with useful shelving located above for storage and space is still even reserved for a small kitchen table should you wish. The kitchen also provides access out to a communal space, where there is a useful shed for further storage needs.

Both bedrooms have ample space for king size beds and include huge built-in storage with inbuilt shelving and hanging rails – space remains for additional free-standing furniture too. Both bedrooms enjoy views overlooking the front of the property, via large sash windows, which allow plenty of air and light to enter.

The bathroom is beautifully finished and includes bath with dual aspect overhead shower, sink, W.C, heated towel rail, extractor fan, and ample storage in the way of shelving and built-in cupboards.

Lastly, but by no means least to mention, is the large storage cupboard to the left of the entrance to the flat that is perfect for acting as a utility and offers plenty of space for added storage that is often lacking.

## LOCAL AUTHORITY


Lambeth Council, London

## TENURE

Leasehold

## DIRECTIONS

Oval Underground Station (Northern Line) is approximately 0.4 miles away. Vauxhall Overground/Underground Stations (Victoria Line & National Rail) are approximately 1 mile away. The area is well served by a frequent bus service to the City, West End and beyond.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



FOXLEY ROAD. SW9  
2 BEDROOM FLAT

Approximate gross floor area  
850 SQ.FT / 84.1 SQ.M.  
PLUS STORAGE AREA 103 SQ.FT / 9.5 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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