



Bramah Road, London, SW9

£425,000 Leasehold

CHAIN FREE A fantastic opportunity to purchase a delightful, very large one-bedroom modern apartment with a private balcony overlooking the park below, situated in the Oval Quarter and a stone's throw from Mostyn Gardens. EPC Rating B.

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

You enter the apartment on the second floor and the accommodation is arranged to provide kitchen, dining and sitting room with balcony, bedroom, bathroom and a large storage cupboard.

When entering, you will find a long entrance hall with a large cupboard containing shelving and washing machine.

Continue along the hall and you will find the modern bathroom on the left-hand side. This bathroom is equipped with a modern bath with rainfall shower, W.C., sink with shelving and large vanity mirror and heated towel rail.

Opposite, the bedroom is a good size allowing for more than sufficient space for a king size bed and includes large built-in wardrobes offering both shelving and hanging space. The bedroom benefits from a Juliette balcony with south-facing aspects.

The sitting room offers an abundance of light thanks to a full height window which can open fully or on tilt and large doors opening out onto a spacious balcony. There is more than enough space for a large sofa, coffee table, TV, and dining table with chairs. The balcony overlooks green spaces below, with views which stretch to see the top of the London Eye.

The kitchen offers an integrated oven system and induction hob, dishwasher and large fridge-freezer. The kitchen provides adequate storage both above and below the units and similarly offers views of the park below with Juliette balcony.

LOCAL AUTHORITY

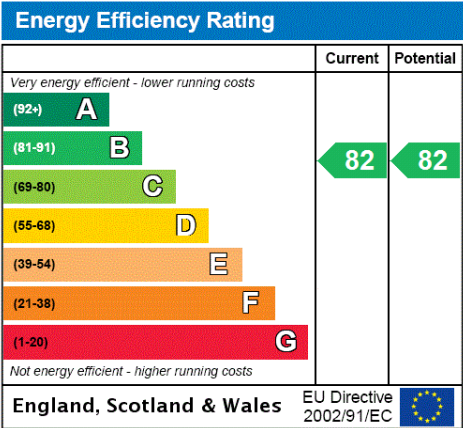
Lambeth Council, London
Council Tax Band C

TENURE

Leasehold – 125 years from 5 September 2014 (less than 10 working days)
Ground rent: £300 per annum paid in 2x £150 installments
Service charge: £170 per month

DIRECTIONS

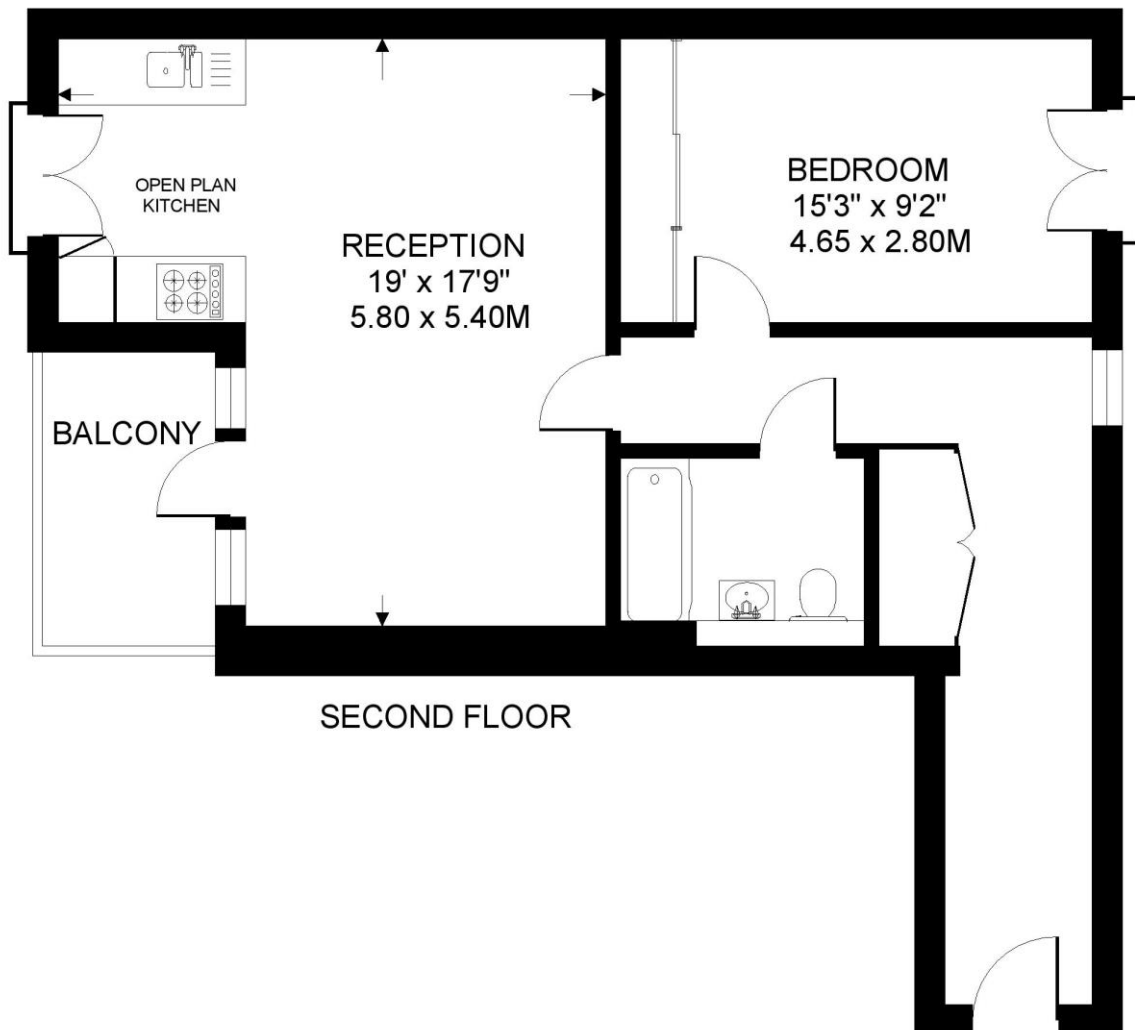
Oval Underground Station (Northern Line) is approximately 0.8 miles away. Brixton Overground/Underground Stations (National Rail and Victoria Line) are approximately 0.9 miles away. The area is also well served by a frequent bus service on Brixton Road taking you to the City, West End and beyond.





BRAMAH ROAD. SW9
1 BEDROOM FLAT

Approximate gross floor area
642 SQ.FT / 59.6 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.

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