

Hillyard Street, London. SW9

£550,000 Leasehold

FOR SALE



Davis & Gibbs

PROPERTY DESCRIPTION

Unique modern and sleek two bedroom ground floor garden apartment set within this modern stylish block. The property is conveniently located for Oval & Stockwell Tube stations. The property boasts a modern kitchen, private front and rear gardens as well as a fantastic entertaining space. A truly individual development found within the local café culture and community.

On entering the property you are met by a large hall way with wooden floors and two large storage cupboards. Off this can be found all the rooms including the Lounge. The reception/kitchen space has wood floors and floor to ceiling sliding windows. The side sliding doors open on to the private front garden. The fitted modern kitchen has an array of wall and floor units with built in appliances. This open plan living is an excellent entertainment space.

The main bedroom is carpeted and has large sliding door/window that leads to the garden and built-in wardrobe. The second double bedroom is carpeted and also has a built in wardrobe with large windows. The stylish bathroom has floor to ceiling tiles, heated towel rail, bath, separate shower, WC and sink. The apartment is full of light and this is in abundance throughout the whole property.

The property has an enviable position of being located between Brixton & Clapham Road. With an multitude of transport links in the immediate area. The property is in within striking distance of everything that the local area and central London has to offer, With plenty of restaurants, bars and cafes to enjoy and a variety of shops.

FEATURES

- Two Double Bedroom Apartment
- Large Open Plan Kitchen/Reception
- Private Garden
- EPC - C - 76
- Council Tax - Lambeth Band E
- Stylish Modern Apartment Block
- Chain Free
- Finished To A High Standard



ROOM DESCRIPTIONS

Kitchen / Reception

6.55m x 5.33m (21' 6" x 17' 6") Great open space to relax and entertain. The kitchen area features integrated appliances and high quality finish units and tiles. The lounge area has plenty of space for a large sofa, coffee table and tv area while still being able to accommodate a dining area. The floor to ceiling windows fill the room with plenty of natural light and slide open to reveal the private balcony.

Bedroom 1

4.32m x 2.64m (14' 2" x 8' 8") Bedroom one features a large built-in wardrobe and a large window that over looks the rear private rear garden. The room is spacious enough to accommodate, bed, bedside tables and desk.

Bedroom 2

3.30m x 2.84m (10' 10" x 9' 4") A great size double with built in storage. Similar in size to bedroom one. The room also features a large floor to ceiling sliding door, that leads into the patio garden.

Bathroom

Fully equipped bathroom with separate shower cubicle, heated towel rail, full size bath with shower mixer, floor to ceiling tiles and large mirror over the wash basin.

Rear Garden

7.04m x 5.44m (23' 1" x 17' 10") The low maintenance garden to the rear of the property is an ideal spot to relax, entertain and unwind. The location of the building means you're not overlooked and feels very private.

Front Garden

Another low maintenance paved outside area that belongs solely to the apartment. The large hedges maintain your privacy and the space is ideal for hot days or to enjoy a coffee.

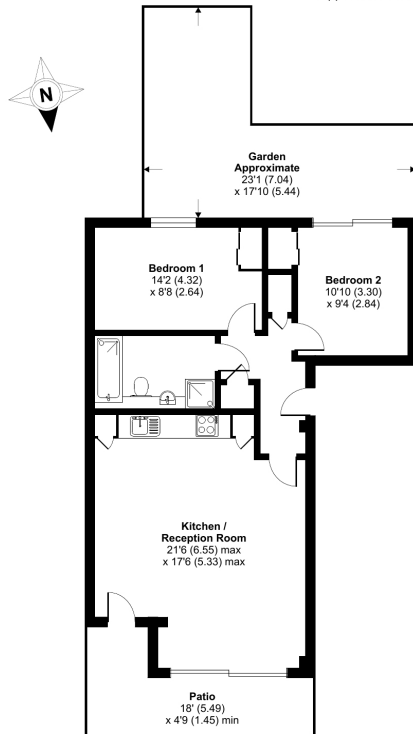


FLOORPLAN & EPC

Hillyard Street, London, SW9

Approximate Area = 737 sq ft / 68.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RiCS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			