

FOR SALE

£550,000 Leasehold



Davis & Gibbs

Hillyard Street, Oval. SW9

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ABOUT THE PROPERTY

Unique modern and sleek two bedroom apartment set within this modern stylish block. The property is conveniently located for Oval & Stockwell Tube stations. The property boasts a modern kitchen, Private balcony and fantastic entertaining space. A truly individual development found within the local cafe culture and community.

On entering the property you are met by a large hall way with wooden floors and large cupboard. Off this can be found all the rooms including the Lounge. This Reception/Kitchen space has wood floors and floor to ceiling windows to the front and side. The side sliding doors open on to the Juliet balcony. 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 central window and built in wardrobe. The second double bedroom is carpeted and also has a built in wardrobe and large windows. The stylish bathroom has floor to ceiling tiles, heated towel rail, bath/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. Please contact us now to arrange a viewing.

FEATURES

- Private balcony
- Under Floor Heating
- Modern Apartment Block
- Open plan Kitchen/Lounge
- Great transport links
- Floor to Ceiling Windows
- EPC C
- Council Tax Lambeth Band E



ROOM DESCRIPTIONS

Balcony

Private Balcony over looking Hillyard Street. A great space to enjoy morning coffee or a bite to eat.

Kitchen / Reception - 6.12m x 5.33m (20' 1" 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 - 3.99m x 3.15m (13' 1" x 10' 4")

Bedroom one features a built-in wardrobe and a large window that over looks the rear of the property. The room is spacious enough to accommodate, bed, bedside tables and desk.

Bedroom 2 - 3.23m x 2.84m (10' 7" x 9' 4")

Also a great size double with built in storage. Similar in size to bedroom one and also features a large window over looking the rear of the property.

Bathroom

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

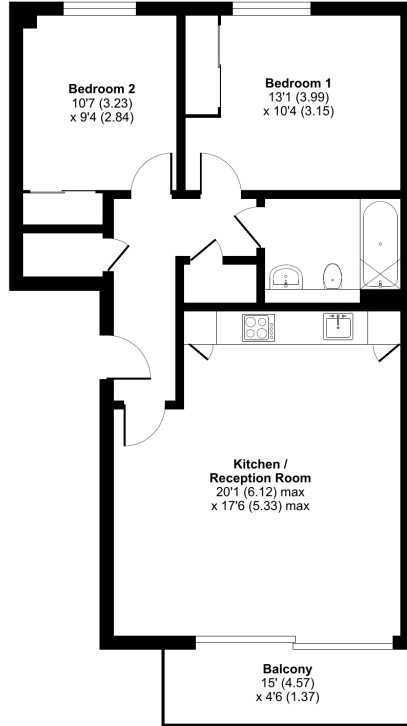


FLOORPLAN

Hillyard Street, London, SW9

Approximate Area = 741 sq ft / 68.8 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2023. Produced for Davis & Gibbs. REF: 1038468

EPC

