

FOR SALE

£525,000 Leasehold



# Hillyard Street, Oval. SW9

## 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 and boasts a modern kitchen, Juliette 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 storage 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 Juliette 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 floor to ceiling central window and built in wardrobe. The second double bedroom is carpeted and also has a built in wardrobe and large floor to ceiling 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.

Council Tax - Lambeth Band - E

EPC - C

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. This property is offered chain free. Please contact us now to arrange a viewing.

## FEATURES

- High Standard Modern Finish
- Large Bedrooms
- Close To Tube Station
- Built In Storage
- Open Plan Living Area
- Solid Wood Floors
- EPC - C
- Under Floor Heating



## ROOM DESCRIPTIONS

### Lounge / Kitchen

6.5m x 5.33m (21' 4" 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 Juliette balcony.

### Bedroom 1 - 3.07m x 2.84m (10' 1" x 9' 4")

Bedroom one features a built-in wardrobe and a large window that over looks the rear of the property

and allows for lots of light.

### Bedroom 2 - 4.29m x 2.34m (14' 1" x 7' 8")

Bedroom two similar to the first has a large window looking to the rear of the building and built in wardrobe, slightly different shape with enough room to fit a desk and other units.

### Bathroom

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

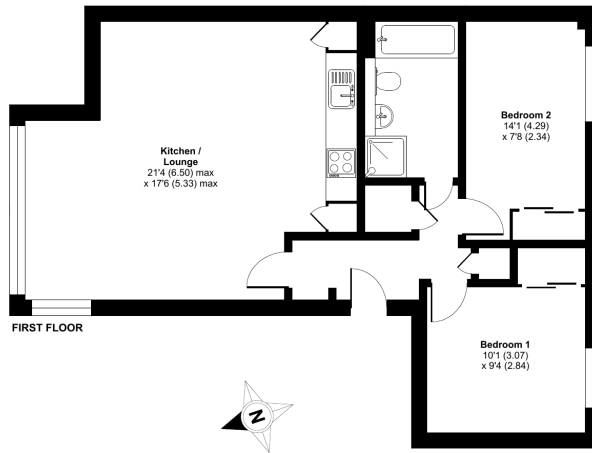


# FLOORPLAN

## Hillyard Street, London, SW9

Approximate Area = 697 sq ft / 64.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richreom 2023. Produced for Davis & Gibbs. REF: 1033133

# EPC

| 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> |                         |           |
| (55-68)  | <b>D</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 |           |