

FOR SALE

£525,000 Leasehold



Davis & Gibbs

**Cancell Road, London. SW9**

## ABOUT THE PROPERTY

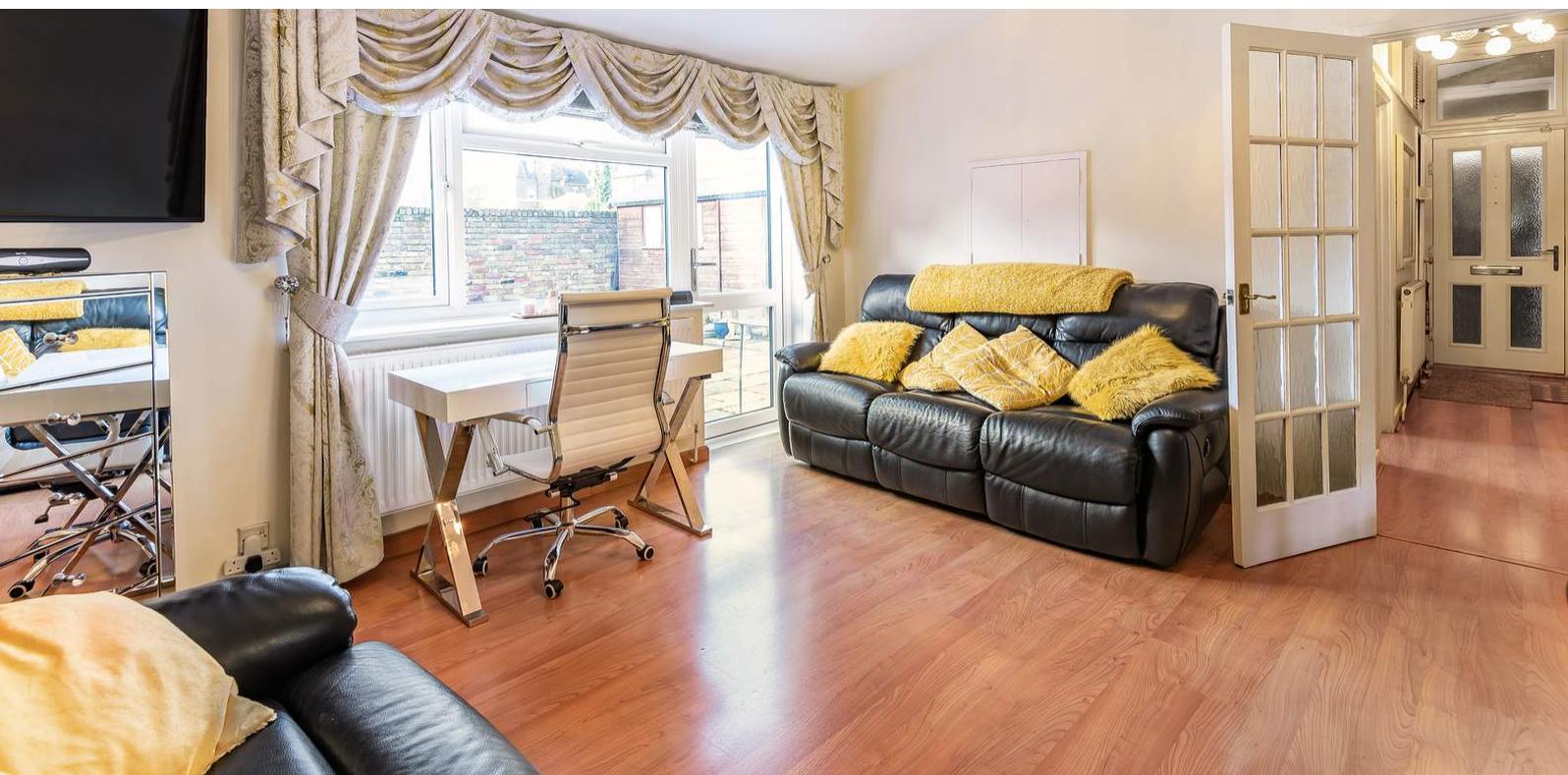
Tucked away behind a quiet residential street in Oval with parking available is this three bedroom brick built leasehold property split over two levels.

The property comprises of a ground floor entrance hall with ample storage. Access into the separate kitchen which overlooks the paved private garden as well as access into the lounge. The second floor houses the three bedrooms and the family bathroom. The property is double glazed throughout with gas central heating. Long lease of over 95 years and low service charges makes this an ideal purchase for applicants interested in the area.

The apartment is naturally bright and in good decorative order throughout. The large garden is fenced off and not overlooked and runs the width of the property. Viewings are highly recommended.

## FEATURES

- Three Bedroom
- Split Level
- Leasehold
- Great Location
- Quiet Residential Road
- Large Garden
- Off street Parking
- Storage Throughout



## Ground Floor

### Entrance Hall

Bright entrance hall leading to the lounge and kitchen. Plenty of storage options. Light coloured walls and pine laminate wood flooring. Staircase leading to the second floor.

### Kitchen

Separate eat-in Kitchen overlooking private rear garden. Double glazed dual aspect windows and plenty of cupboard space. for storage and kitchen equipment.

### Living Room

Great size living area at the end of the entrance hall providing access into the private rear garden. Double glazed windows and double glazed multi lock back door allowing plenty of natural light to fill the room.

## First Floor

### Bathroom

Family bathroom with large storage linen cupboard. Fully tiled with a beautiful roll top bath. Chrome heated towel rail with mirrored vanity cupboard above the basin.

### Bedroom One

04.90m x 2.77m (16' 1" x 9' 1") Double bedroom with fitted wardrobes along one side and double glazed window overlooking the rear.

### Bedroom Two

4.95m x 2.24m (16' 3" x 7' 4") Double bedroom overlooking the rear. Double glazed window.

### Bedroom Three/Office

2.62m x 2.24m (8' 7" x 7' 4") Smaller bedroom, ideal office or single bedroom located between the two doubles bedrooms. Double glazed window.

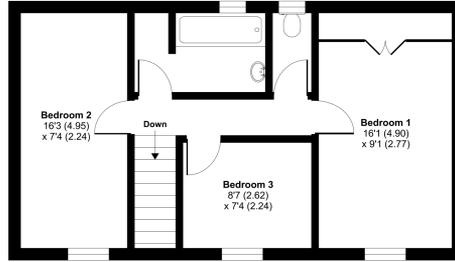


# FLOORPLAN

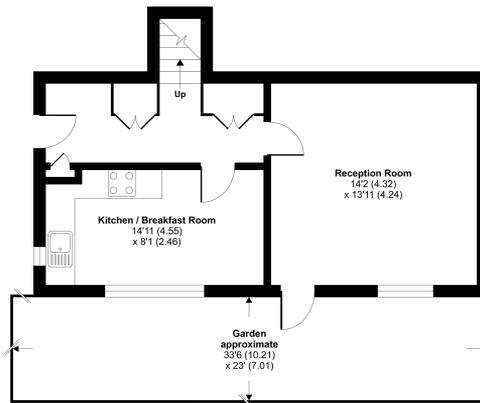
## Cancell Road, London, SW9

Total = 912 sq ft / 84.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richreem 2021. Produced for Davis & Gibbs. REF: 798294

# EPC

