

FOR SALE

£425,000 Leasehold



Davis & Gibbs

Hillyard Street, Oval. SW9

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ABOUT THE PROPERTY

Stunning modern one bedroom apartment available to view immediately.

Situated on the quiet residential Hillyard Street SW9, the property is within walking distance to Oval, Stockwell and Brixton Stations. On entering the property you are met by a large hall way with wooden floors and large cupboard. Off of this can be found all the rooms including the Open Plan Lounge. This Reception/Kitchen space has wood floors and floor to ceiling windows to the front and side. The sliding doors open on to the private balcony. The fitted modern kitchen has an array of wall and floor units with integrated 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 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. This property is offered chain free.

Please contact us now to arrange a viewing. Perfect for first time buyers, anyone looking for a easy commute to Central London or the South West who enjoys the vibrant hustle and bustle that Brixton, Oval and Stockwell has to offer.

Council tax is Lambeth tax band C and charges from 23/24 are £1658.14, EPC rating is 70 C.

FEATURES

- Large Double Bedroom
- Private Balcony
- Close To Tube
- High Spec Finish
- Open plan Kitchen/Lounge
- Chain Free
- Available To View Now
- Leasehold



ROOM DESCRIPTIONS

Lounge (Reception)

3.96m x 5.92m (13' 0" x 19' 5") Great size open plan lounge with large sliding doors leading to the private balcony. floor to ceiling windows fill the room with natural light. being at the top of this modern block gives great views without the feeling of losing any privacy.

Kitchen

3.96m x 5.92m (13' 0" x 19' 5") Fully integrated kitchen area in the open plan lounge. large floor to ceiling windows offer plenty of light when cooking in the day and the under cabinet lighting makes for great ambient lighting when relaxing in the evening.

Bedroom

3.05m x 3.96m (10' 0" x 13' 0") Large double bedroom with built in storage is located to the rear of the building minimising any noise from the street.

Bathroom

Large bathroom featuring a shower over the bath, loo and good storage space

Balcony

Large north facing balcony leading off from the lounge area. The private balcony offers great views towards Central London and is not overlooked so feels very private.

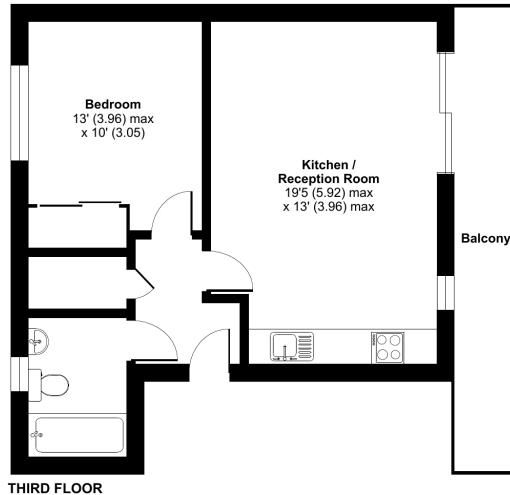


FLOORPLAN

Hillyard Street, London, SW9

Approximate Area = 502 sq ft / 46.6 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). © richrecom 2023. Produced for Davis & Gibbs. REF: 1976254

EPC

