

FOR SALE

£540,000 Leasehold



Davis & Gibbs

Hillyard Street, Oval. SW9

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ABOUT THE PROPERTY

Unique modern and sleek two bedroom apartment set on the ground floor of this modern stylish block. The property is conveniently located for Oval & Stockwell Tube stations. The property boasts a modern fitted kitchen and fantastic entertaining space, two double bedrooms and two private outdoor areas. 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 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. The sliding doors open on to a 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 floor to ceiling central window and built in wardrobe and access to a private patio area. 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 with a separate shower cubicle, 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 - 77

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

- EPC - C
- Council Tax - Lambeth Band E
- Private Patio Garden
- Two Double Bedrooms
- Spacious Open Plan Lounge
- Fully Integrated Kitchen units
- Chain Free
- Fantastic Location



ROOM DESCRIPTIONS

Reception Room - 6.02m x 5.38m (19' 9" x 17' 8")

Large open plan reception area features floor to ceiling windows allowing lots of light to fill the room. A great space to relax with room enough for dining tables and chairs as well as wooden flooring throughout.

Kitchen - 6.02m x 5.38m (19' 9" x 17' 8")

The kitchen area is in the open plan lounge and is comprised of built-in units with integrated appliances all finished to a high specification including built in oven, microwave, fridge freezer and dishwasher.

Bedroom 1 - 3.58m x 2.74m (11' 9" x 9' 0")

Bedroom 1 located off of the main hallway has built in wardrobe unit, carpeted floor and access to the rear patio area.

Bedroom 2 - 3.94m x 2.90m (12' 11" x 9' 6")

Bedroom 2 is slightly larger than bedroom 1 and also features a built in wardrobe, carpeted floor and a large window letting in plenty of natural light.

Bathroom

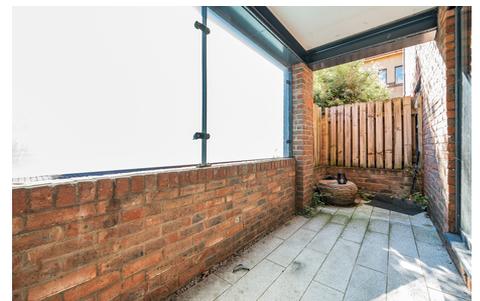
This sleek and stylish bathroom is comprised of a bath, separate shower cubicle, wc and heated towel rails. floor to ceiling tiles finished to a great standard.

Rear Patio - 4.83m x 1.50m (15' 10" x 4' 11")

The rear patio is a great space for relaxing and easy to maintain. Located off of bedroom 1 through large sliding doors. situated at the rear of the property it is very private and not overlooked.

Front Garden - 5.13m x 2.69m (16' 10" x 8' 10")

Through the sliding doors in the lounge you'll find the private front garden. It features patio flooring and surrounded by a large hedge for privacy.

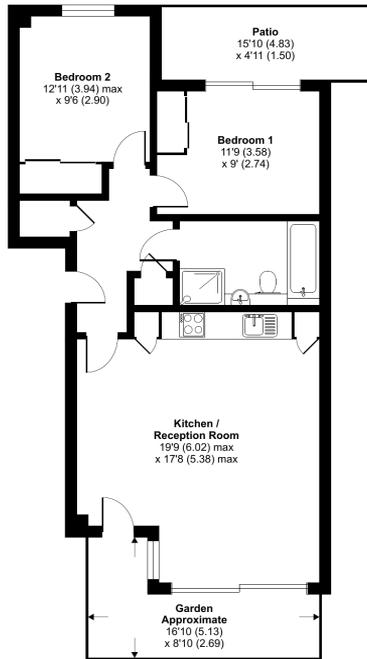


FLOORPLAN

Hillyard Street, London, SW9

Approximate Area = 708 sq ft / 65.8 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). © richrecom 2023. Produced for Davis & Gibbs. REF: 10110255.

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	