

FOR SALE

£440,000 Leasehold



Davis & Gibbs

Hackford Rd, Oval. SW9

## ABOUT THE PROPERTY

Set within a small ex-local authority block on Hackford Road, this well-proportioned split-level maisonette offers excellent living space in a highly convenient Oval location.

The entrance level features a bright lounge, separate kitchen with glass tiled wall, guest W.C., and a private balcony overlooking the communal grounds – perfect for relaxing. Upstairs, you'll find two generous double bedrooms with built-in storage, along with a family bathroom finished in classic white tiles with a bath, loo, and sink. With its practical layout, private outdoor space, and ample storage,.

This property makes an ideal first home, a step up for growing households, or a smart investment. The flat is currently achieving a strong rental income, making it an attractive choice for buy-to-let investors. Located within easy reach of Oval station, local amenities, and green spaces, this maisonette offers both convenience and potential.

Oval is one of South London's most desirable neighbourhoods, offering the perfect balance of vibrant city living and a strong sense of community. Well known for its iconic Kia Oval cricket ground, the area combines historic charm with modern convenience, making it popular with professionals, young families, and long-term Londoners alike.

## FEATURES

- Two Double Bedrooms
- Split Level Maisonette
- EPC - C - 73
- Council Tax - Lambeth - Band B
- Great Transport Links
- Fantastic Amenities
- Separate Living Area & Kitchen
- Chain Free



## ROOM DESCRIPTIONS

### Reception Room

4.7m x 3.62m (15' 5" x 11' 11") A spacious, light-filled living area with large windows and direct access to a balcony or outdoor space. The room benefits from a warm parquet floor and an open, flexible layout, making it ideal for both relaxing and entertaining.

### Kitchen

3.69m x 2.81m (12' 1" x 9' 3") A modern kitchen designed with efficiency in mind, featuring sleek cabinetry and ample countertop space. The layout maximizes functionality, and the bright walls and glass tiled finish give it a fresh, contemporary feel.

### Bedroom 1

4.69m x 2.75m (15' 5" x 9' 0") A bright double bedroom with clean, neutral tones and a soft accent wall. Built-in wardrobes a second storage cupboard and simple finishes enhance the sense of space, while large proportions make it a comfortable and versatile room.

### Bedroom 2

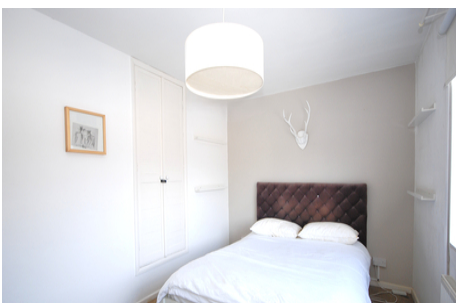
3.6m x 2.2m (11' 10" x 7' 3") A well-proportioned double bedroom finished in neutral tones, offering a calm and inviting feel. The room benefits from a built-in cupboard for convenient storage, while windows to the rear provide pleasant views over the grounds, enhancing both light and privacy.

### Bathroom & W.C

A bright bathroom finished with clean white tiles and a simple, practical design. It features a bath with shower mixer taps, providing the option of both a bath and shower, along with a matching basin. There's also stylish separate cloakroom with a sleek W.C. and compact hand basin. The room is decorated in a modern grey palette, complemented by striking faux bookshelf wallpaper for a contemporary touch.

### Balcony

A private balcony accessed directly from the lounge, offering a pleasant outdoor space. Though compact, it comfortably accommodates a small table and chairs, making it ideal for enjoying fresh air and views.

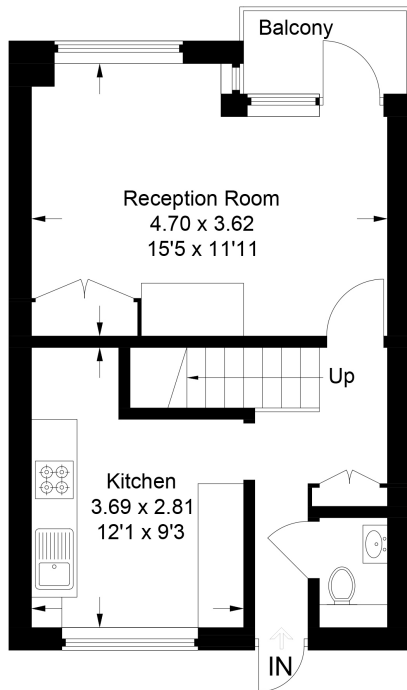




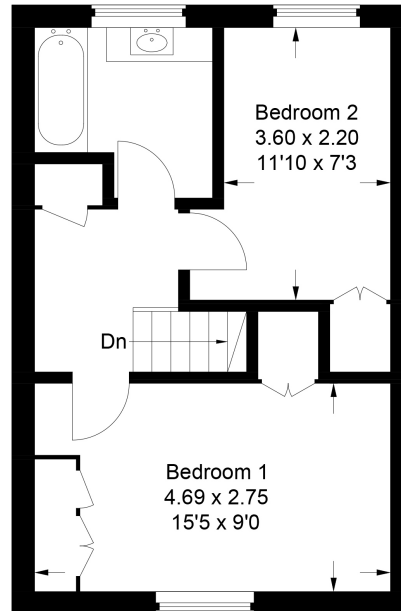
# FLOORPLAN

## 16 Leda Court, Hackford Road, SW9 0EU

Approximate Gross Internal Area  
Ground Floor = 33.7 sq m / 362 sq ft  
First Floor = 35.0 sq m / 377 sq ft  
Total = 68.7 sq m / 739 sq ft



Ground Floor



First Floor

EPC

