

# For Sale



Davis & Gibbs

## Caldwell Street, Oval £375,000



Situated in a small ex-local authority block on Caldwell Street the property ideally located within walking distance to both Oval and Stockwell Stations as well as being minutes away from the bus routes both Brixton Road and Clapham Road have to offer making the morning commute a breeze. The property itself is a large two bedroom flat on the ground floor comprised of two large double bedrooms, good size lounge with private balcony, separate kitchen, bathroom, separate WC and plenty of built-in storage finished to a great standard throughout. This property would be ideal as a home or buy to let investment as the property can also be rented comfortably as a three bedroom flat with no lounge. Early viewings are strongly advised please call or email to register your interest.



### **Lounge (Reception)**

5.00m x 3.47m (16' 5" x 11' 5") Large and light, the lounge is separate from the kitchen and has access to the private balcony.



### **Kitchen**

3.00m x 2.70m (9' 10" x 8' 10") Fully fitted kitchen finished to a great standard. a perfect size for those who enjoy to cook.



### **Bathroom**

Two piece bathroom suite with separate adjacent WC.



### **Master Bedroom**

3.60m x 3.46m (11' 10" x 11' 4") The master bedroom is a good size double with plenty of natural light from the large windows.

### **Bedroom Two**

3.85m x 2.70m (12' 8" x 8' 10") Bedroom two is also a really good size double with the added benefit of built-in storage.



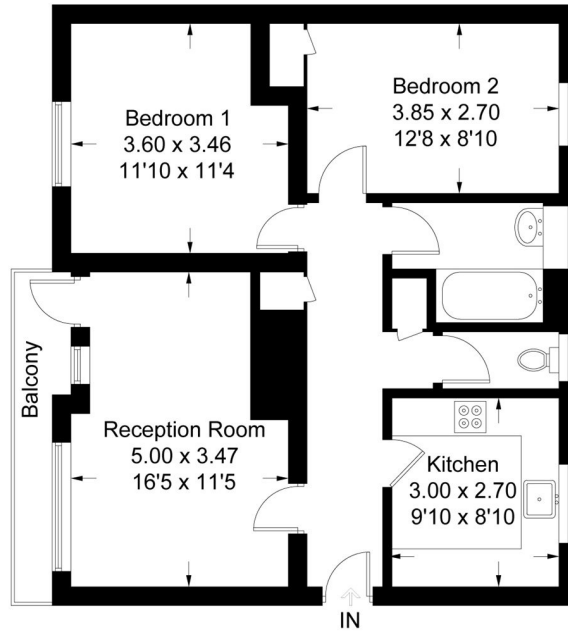
### **Private Balcony**

The private balcony is located off of the lounge.



## 01 Juno Court, Caldwell, Street SW9

Approximate Gross Internal Area = 68.8 sq m / 740 sq ft



### Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2015 (ID182695)

