



## Offley Road, London, SW9

£815,000 Leasehold

Winkworth are proud to present this split-level period conversion with a charming garden, located on a quiet street only a stones throw from Oval station. EPC Rating D.

## LOCATION

Offley Road is located between Clapham Road and Brixton Road. Many amenities can be found on your doorstep, including a popular farmers' market, Kennington Park and an assortment of cafés and delis. Oval Underground Station is just a stone's throw away.

## DESCRIPTION

As you enter the property on the raised ground floor you are greeted by a spacious double reception complimented by high ceilings, a large sash bay window and wooden flooring throughout. The front reception room currently accommodates a large sofa, as well as space for a coffee table and armchair. The back-reception space works well as a dining room, with space for a large dining table and chairs. There are currently folding doors which can be used to separate the two rooms.

From the rear reception room, there are French doors leading out to a terrace, with space for a small table and chairs. Steps lead down to the rest of the garden, a large space offering peaceful privacy.

At the back of the raised ground floor is the separate kitchen, which has ample storage and worktop space, as well as space for a free-standing oven, fridge/freezer, and dishwasher.

The lower ground floor consists of two fantastic sized bedrooms, a bathroom, an additional entrance to the garden and an additional front entrance. Both bedrooms can easily accommodate a double bed and plenty of free-standing storage. The bathroom is a good size with a bath with overhead shower, W.C., sink, heated towel rail and additional storage. The back bedroom also benefits from an additional en-suite W.C.

At the front of the property on the lower ground floor, there is an additional entrance as well as a large storage space underneath the front steps, ideal for bike storage.

## LOCAL AUTHORITY


Lambeth Council, London  
Council Tax Band D

## TENURE

Leasehold - 125 years from 15 June 2007  
Ground rent: £150 per annum  
Service charge: Nil

## DIRECTIONS

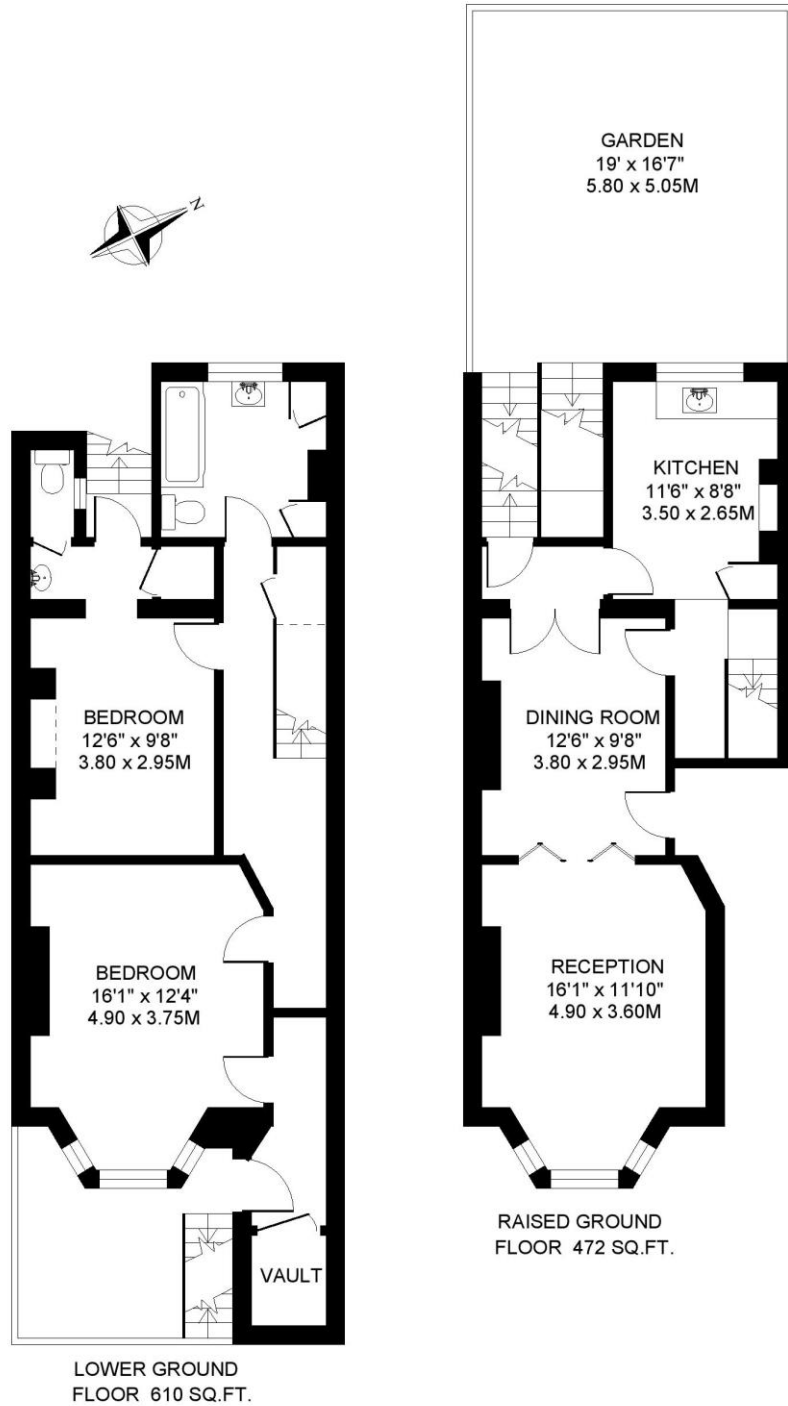
Oval Underground station (Northern Line) is only 200m walk with easy access into the City and the West End. Vauxhall Overground/Underground/Bus Station (Victoria Line) is approximately 1km walk. The area is well-served by a frequent bus service into Central London.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



OFFLEY ROAD SW9  
2 BEDROOM FLAT

Approximate gross floor area  
1082 SQ.FT / 100.5 SQ.M.



*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

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