



OSTADE ROAD, SW2
£1,580 PER MONTH PART FURNISHED

A FIRST FLOOR, ONE DOUBLE BEDROOM VICTORIAN CONVERSION OFF BRIXTON HILL

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DESCRIPTION:

Available exclusively through Winkworth we are delighted to present to let this well-presented Victorian conversion apartment located on the first floor. The property comprises of one double bedroom with fitted wardrobes and there is a bright and spacious open-plan living area in excess of 18ft. with engineered wood flooring, sash windows and freshly decorated walls. The fitted kitchen has granite worktops, a washing machine/dryer, electric hob/oven, a dishwasher and plenty of wall and base units for storage. The bright reception/dining area is finished with numerous built-in storage and shelving. The modern, tiled en-suite shower room has underfloor heating, double glazed windows, a wash hand basin and a WC. A standout feature is the high-quality, energy-saving Nest thermostat which tenants can use to control their heating. Available now on a part furnished basis. Ideally located for all the amenities and transport links of nearby Brixton.

AT A GLANCE

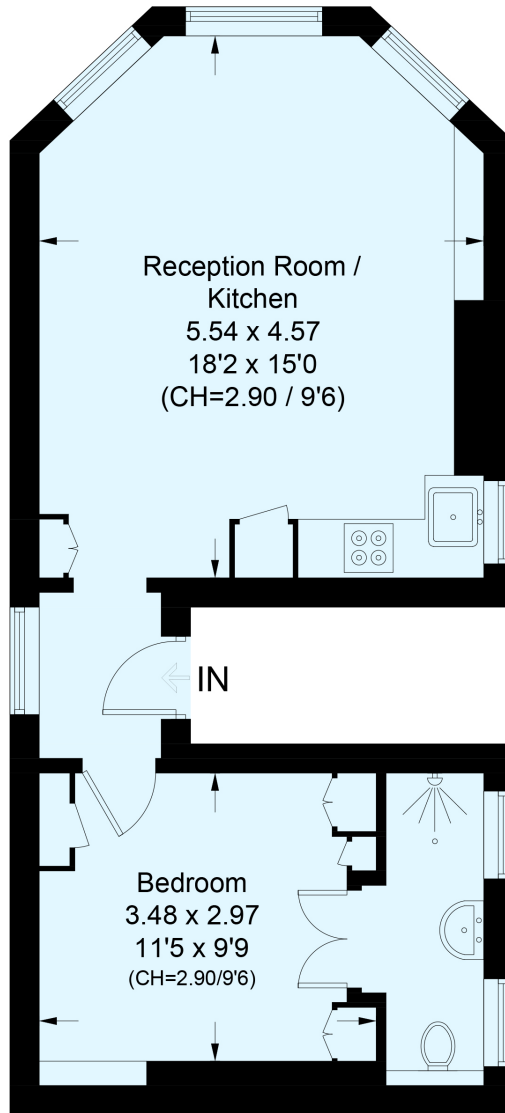
- First Floor Victorian Conversion
- Reception/Kitchen/Dining
- One Double Bedroom
- En-Suite Shower Room
- Part Furnished
- Ample Storage
- Nest Thermostat
- Underfloor Heating in Shower Room
- Available Now





Ostade Road, SW2

Approximate Area = 41.3 sq m / 444 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID906655)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	79
EU Directive 2002/91/EC			

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