



Foxley Road, Oval, SW9

£639,950 Leasehold

A fantastic opportunity to acquire a well decorated two-bedroom flat, set on the lower ground floor of a Grade II listed, Georgian conversion. The flat offers an abundance of storage space and benefits from a private garden as well as access to a large communal garden. EPC Rating D.

Winkworth

LOCATION

Foxley Road is a beautiful street located just off Vassall Road. It is adjacent to Camberwell New Road and Brixton Road. There is a vast range of local amenities to include supermarkets, restaurant, parks and bars.

DESCRIPTION

You enter the flat on the lower ground and the accommodation is arranged to provide a large hallway, kitchen, sitting and dining room, two bedrooms, a bathroom and several storage cupboards.

The sitting room is located just off the kitchen and has plenty of space for a sofa, coffee table, large dining table and chairs. Additionally, there are doors leading from the sitting room directly out on to the private south-west facing garden well-designed with fitted flower beds and a small picket fence behind. Just beyond the private garden is a well-sized communal garden, both of which would be ideal for al-fresco dining.

The kitchen is finished in neutral off white cupboards with ample wooden countertop space and coloured tiles behind. It contains all the latest appliances one would expect with plenty of space for a large fridge freezer and storage space. The room benefits from a large sash window offering pleasant views of the private and communal gardens. Lastly there is also space for a small dining table in the kitchen.

Both bedrooms have plenty of space for king sized beds and include fitted storage or shelving with additional space for free standing storage. Both bedrooms enjoy views overlooking the front of the property, via large sash windows, which allow plenty of air and light to enter.

The bathroom is decorated in white tiling and includes bath with overheard shower, sink with storage space below, extractor fan.

The separate W.C. is located next door to the bathroom.

LOCAL AUTHORITY

Lambeth Council, London

TENURE


Leasehold - 125 years from 21 May 1984;

Ground Rent: £10 per annum;

Service Charge: circa £828.70 per annum (inc building insurance).

DIRECTIONS

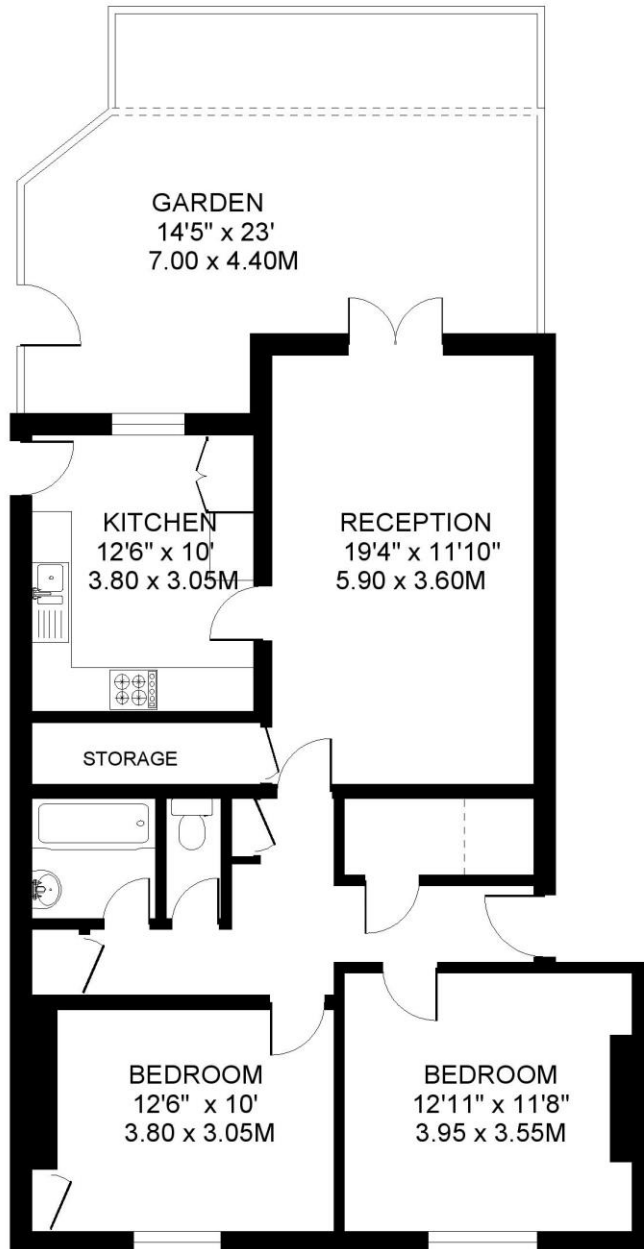
Oval Underground Station (Northern Line) is approximately 0.4 miles away. Vauxhall Overground/Underground Stations (Victoria Line & National Rail) are approximately 1 mile away. The area is well served by a frequent bus service to the City, West End and beyond.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



FOXLEY ROAD. SW9
2 BEDROOM FLAT

Approximate gross floor area
898 SQ.FT. / 83.4 SQ.M.



LOWER GROUND
FLOOR

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.

Kennington | 020 7587 0600 | kennington@winkworth.co.uk