

Flat 10, 12 Eythorne Road, London, SW9 7RH

Guide price £475,000

EPC Rating: Council Tax Band: D

Avrasons

Est.1965





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Spacious 2 Bed Apartment with Balcony | Modern Development | Oval Quarter

A beautifully presented and well-proportioned two double bedroom apartment, set on the second floor of this award-winning development within the highly sought-after Oval Quarter.

Extending to approximately 696 sq ft, the property offers a bright and contemporary living space, with a spacious open-plan reception room and modern fitted kitchen, ideal for both everyday living and entertaining. Large doors open onto a private balcony, providing a pleasant outdoor seating area.

Both bedrooms are well-sized doubles, making the property particularly well suited to first-time buyers, professional couples or young families requiring flexible living space. A stylish family bathroom and generous

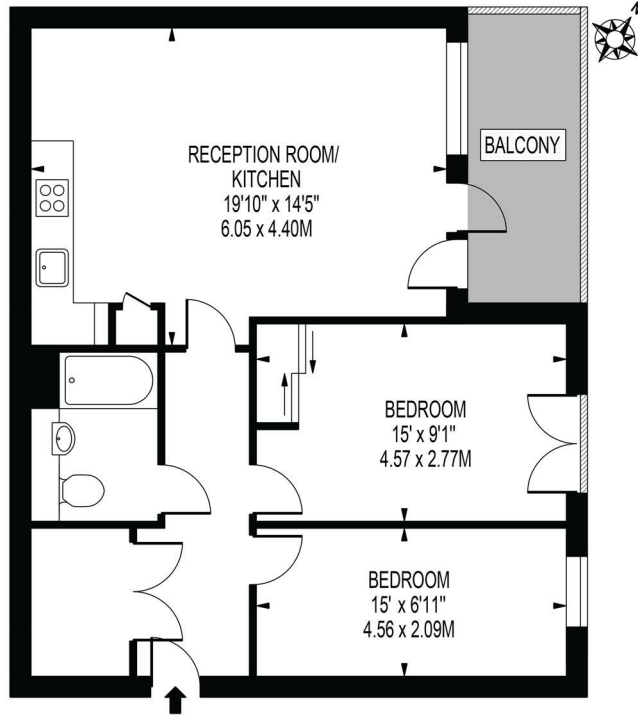




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## EYTHORNE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 696 SQ FT - 64.64 SQ M



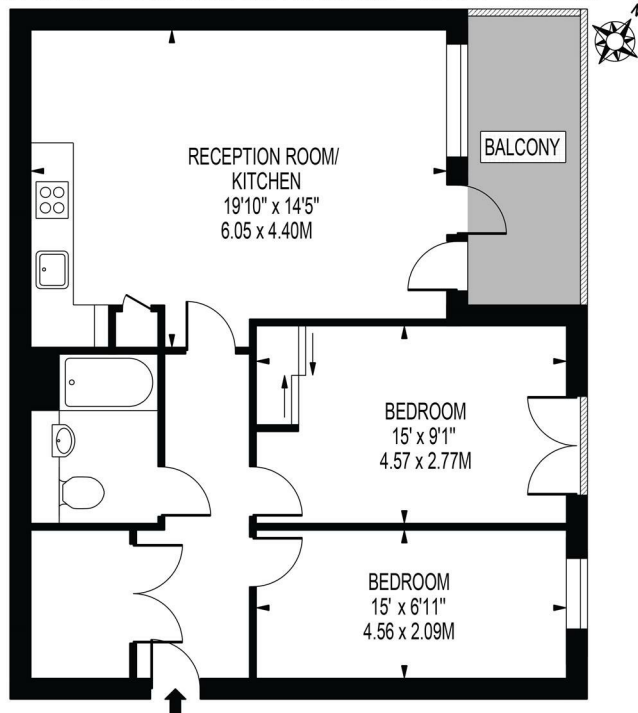
### SECOND FLOOR

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