

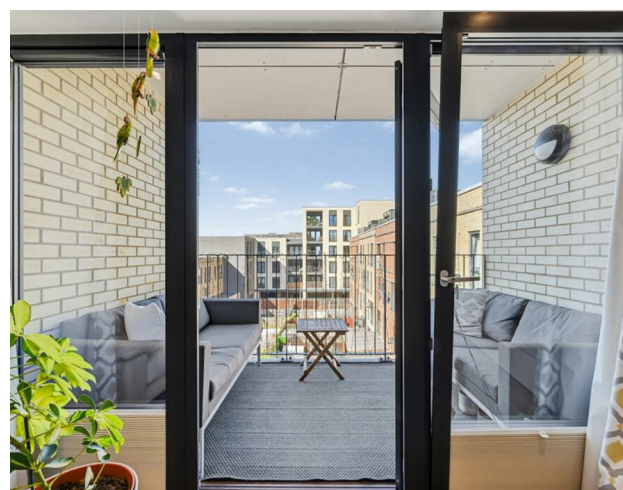
Flat 12, 10 Eythorne Road, Oval Quarter, London, SW9 7RH

Guide price £515,000

EPC Rating: Council Tax Band: D

# Avrasons

Est. 1965



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Stunning Garden-Facing 2-Bed with Balcony & Parking | Oval Quarter

A bright and well-positioned two-bedroom apartment set on the third floor of this modern development within the sought-after Oval Quarter.

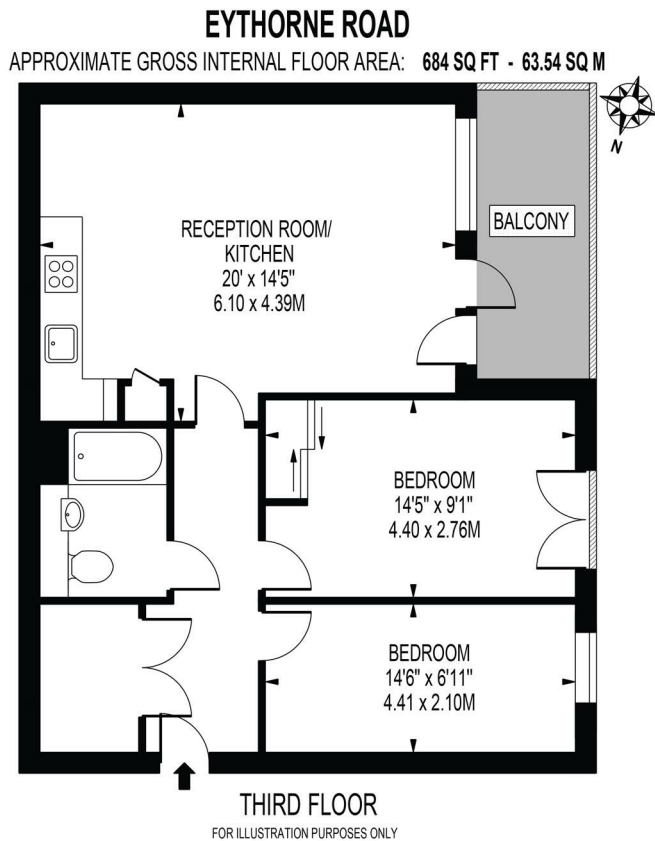
The property offers a generous 20ft open-plan reception/kitchen, with full-height doors opening onto a private balcony, creating an excellent sense of space and natural flow. The apartment benefits from a particularly attractive garden-facing aspect, allowing for plenty of natural light throughout the day and a far more open outlook than many comparable units within the development.

Both bedrooms are well-proportioned, with the principal bedroom featuring fitted wardrobes, while the second bedroom offers flexibility as a guest room, home office, or nursery. A contemporary bathroom completes

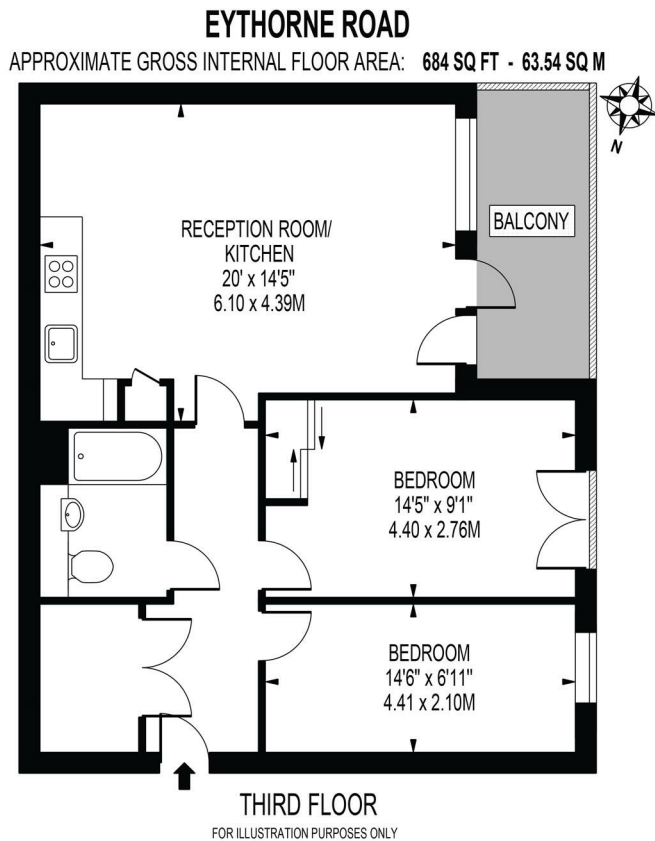




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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| 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 |           |