



58c Offley Road, London, SW9 0LS

A charming split-level three-bedroom Victorian Conversion flat on the sought-after Offley Road, located within close proximity to Oval underground station.

This well-presented apartment is split over the top two floors and consists of 3 bedrooms, two of which have built-in storage, a shower room, a large bright living room with a feature fireplace and attractive bay window, and a separate modern fitted kitchen. This property also benefits from a roof small terrace. Available mid July!

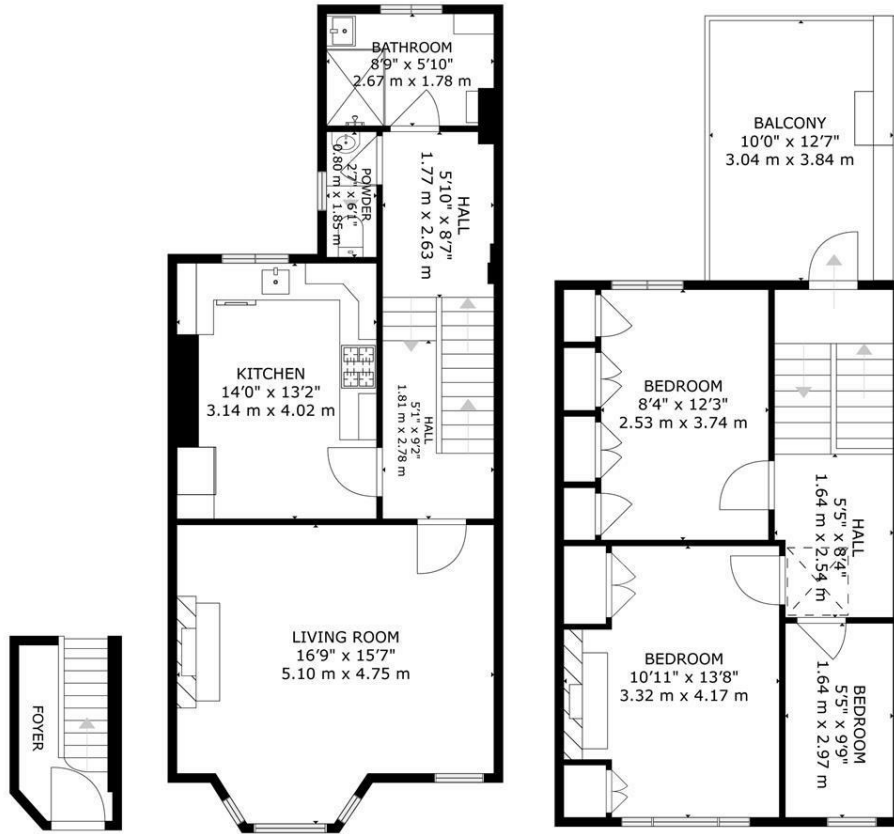
The property's location offers exceptional transport links to Westminster, the West End, The City and beyond, with Oval and Kennington underground stations minutes away from the property and numerous bus routes running along Kennington Park Road.

There is an eclectic mix of popular bars, restaurants, and coffee shops in the area, as well as Kennington Park which provides a popular café and children's playground area along with St Marks church with its very popular Saturday Farmers Market.

Council Tax: Lambeth Borough Council
Council Tax Band: D

- THREE BEDROOM SPLIT LEVEL FLAT
- WELL PRESENTED THROUGHOUT
- SMALL ROOF TERRACE
- IDEAL LOCATION

£3,100 PCM*

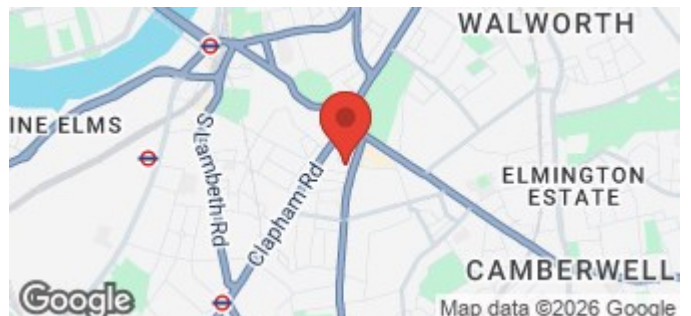


GROSS INTERNAL AREA
FIRST FLOOR: 581 sq. ft, 54 m², SECOND FLOOR: 430 sq. ft, 40 m²
EXCLUDED AREAS: BALCONY: 139 sq. ft, 13 m²
TOTAL: 1011 sq. ft, 94 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
		58	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		51	80
England & Wales		EU Directive 2002/91/EC	



FIELDHOUSE RESIDENTIAL LIMITED
 Registered Address: 94 Wandsworth Bridge Road, London SW6 2TF
 Registered in England No. 5097508 VAT No. GB 839 5267 87

