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ESTATE AGENTS



67a Kingswood Road, London, SW2 4JN



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**Guide price £600,000**

Ford & Partners are pleased to offer this spacious three bedroom, share-of-freehold apartment for sale with no onward chain. The property boasts period features such as original fireplaces, high ceilings and period coving.

## Description

The apartment is arranged over two floors with two of the bedrooms on the top floor. The sitting room is great feature on this property with triple windows flooding light into the room, there is also a period fireplace amongst other noticeable period features. The kitchen has modern fittings and fixtures with built in appliances and private access onto the rear garden. There is also the family bathroom access via the back hallway which has a white bathroom suite. From the central hallway, you have bedroom three that could also be used as a dining room or snug.

On the top floor are two double bedrooms and a storage cupboard with potential to create a shower room. The split level master bedroom is a great feature and even has a walk-in wardrobe with additional storage built in front of the raised area - you also have a nice view overlooking the garden framed by the sash window.

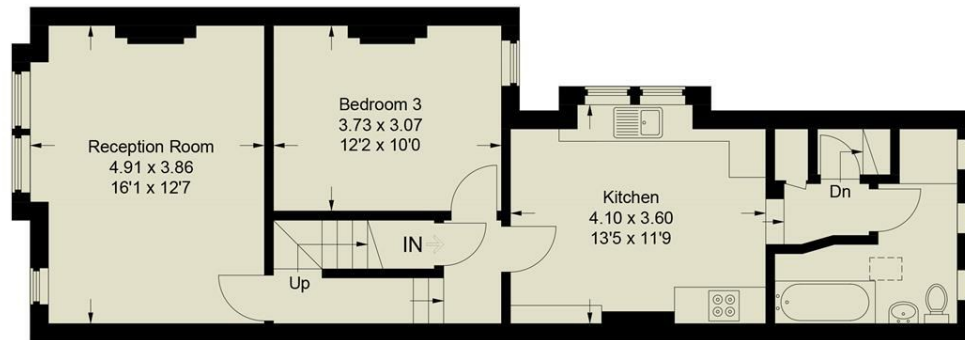
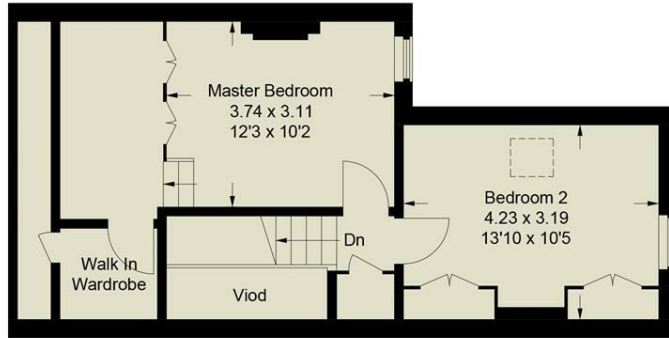
## Situation

The property is a fifteen to seventeen-minute walk to both Brixton and Clapham Common. Potential purchasers will take advantage of some of the best transport links for a speedy route into Central London, with the options of first stop on the Victoria Line, the Northern Line, the Overground, trains and multiple buses that run up and down both Kings Avenue and Brixton Hill. The new owner will benefit from fantastic local amenities, a few examples include the green open spaces of Brockwell Park and Clapham Common and all that Brixton Village, Clapham High Street and Abbeville Village have to offer in terms of culture, food & festivities.



# Floor Plans

Approximate Gross Internal Area = 104 sq m / 1119 sq ft

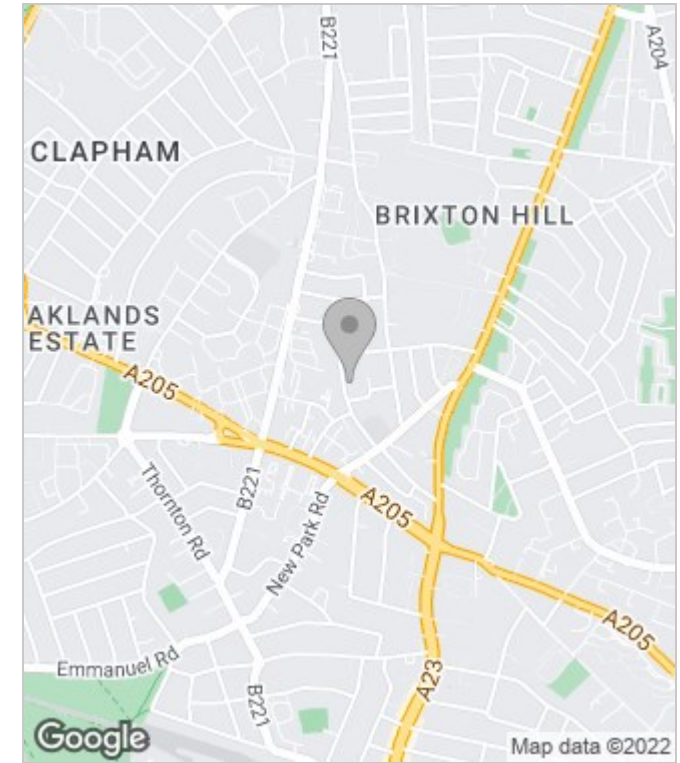


## First Floor

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.

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# Area Map



# Energy Performance Graph

