



## Russell Grove, Oval, SW9

1 bedroom flat - conversion for sale

Leasehold

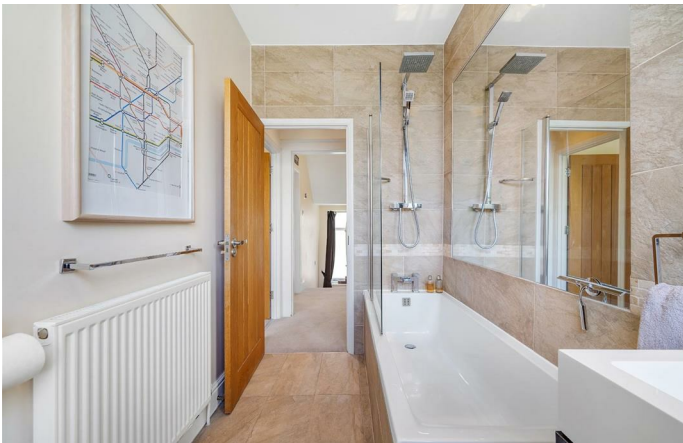
### Property Details

An attractive one double bedroom apartment, split over the upper floors of a Georgian townhouse in a quiet cul-de-sac moments from Eythorne Park. This versatile home is split over two floors for a homely yet bright ambience with added privacy. Peacefully set over the top floor, the reception is spacious yet cosy with lofty ceilings and generous proportions in which to unwind, entertain or dine at the table. Modern lighting and a large window create a bright space and there is access to eaves storage. If preferable, this room could easily be used as the bedroom, switching the reception to the floor below. Downstairs, the separate integrated kitchen is a lovely space in which to cook, with wooden worktops and contemporary cabinetry, plus a sociable breakfast bar providing a second, more casual dining option. The tranquil bedroom is a generous double, with a characterful arched nook and the proportions for multiple storage options, or a desk or dressing table if required. In keeping with the rest of this lovely home, the bathroom is well-presented with a large window. A storage cupboard in the entrance completes the home.

### Features

- One double bedroom
- Victorian conversion
- Over 700 square feet
- Split over two floors
- Bright and airy
- Quiet cul-de-sac between Oval, Camberwell and Brixton
- Multiple parks on the doorstep
- Local amenities and eateries
- Northern line a twelve-minute stroll
- Victoria line and Thameslink within walking distance

Council tax band C    EPC rating (0)



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**Russell Grove, SW9**  
**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **702 SQ FT / 65.2 SQ M (INCLUDING EAVES)**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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