

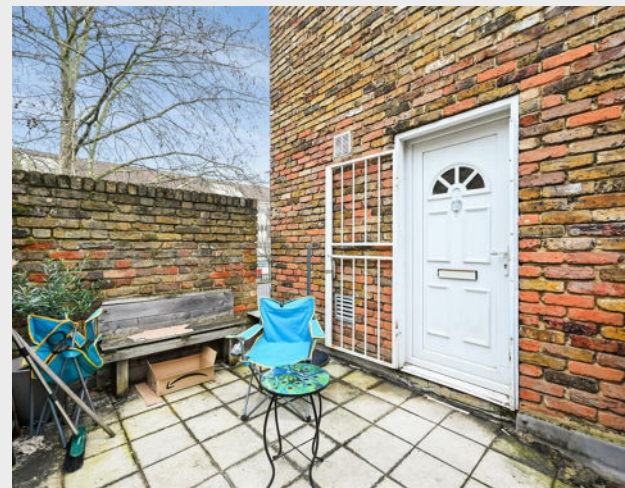
54 Vassall Road, London, SW9 6HY

Guide price £375,000

EPC Rating: D Council Tax Band: B

Avrasons

Est. 1965



A bright and well-proportioned one-bedroom apartment with its own private entrance, ideally positioned in the highly desirable Vassall Road area of SW9, moments from Brixton, Oval and Camberwell.

Set on the first floor and measuring approximately 495 sq ft, the property offers well-balanced accommodation throughout. The flat comprises a generous reception room filled with natural light, a separate fitted kitchen, a spacious double bedroom, and a modern shower room.

The apartment enjoys an attractive outlook towards a pleasant garden square, creating a rare sense of openness and greenery within this central London location.

Additional benefits include good storage, excellent natural light, and a practical layout, making the property an ideal first-time purchase, London base or buy-to-let investment.

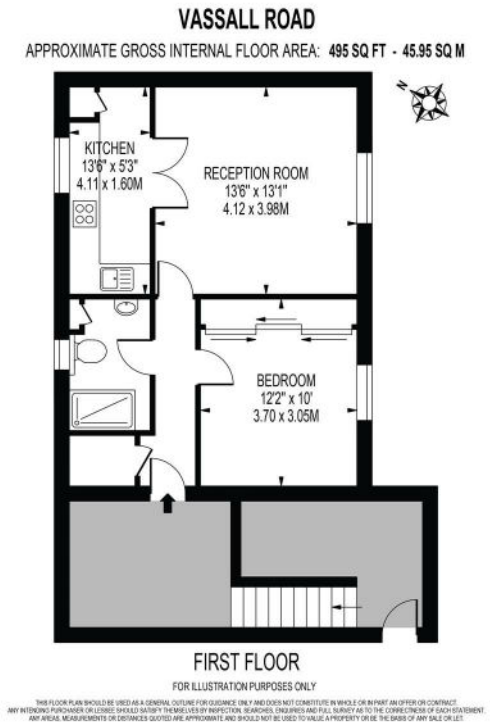
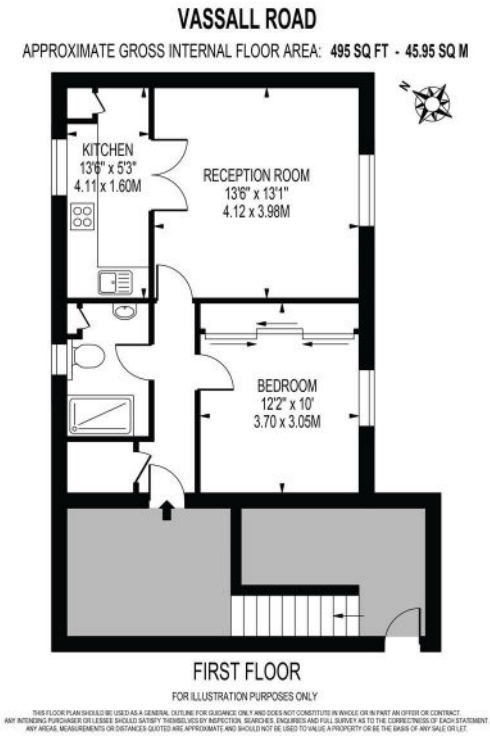
Vassall Road is a popular residential address due to its excellent connectivity and proximity to Brixton, Oval and Camberwell, offering easy access to the Victoria Line, Northern Line and numerous bus routes into Central London.

Residents benefit from the vibrant local amenities including Brixton Village, Brockwell Park, Myatt's Fields Park, cafés,

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