



2 Bedroom Flat for Sale

32 Morval Road, London, SW2 1DQ



Key Features

- Two Bedroom
- Ground Floor
- Local Shops Nearby
- Patio Garden To The Rear
- Local Restaurants Nearby
- Brixton Station Nearby

£475,000

Description

***** GUIDE PRICE £475,000 - £525,000*****

TMV Estate Agents are pleased to present this wonderful two bedroom ground floor flat in Brixton.

The property presents itself with two large bedrooms', a good size living room with a open plan kitchen, In addition to a small garden patio to the rear.

Our helpful sales team would be delighted to assist you in arranging a viewing and providing any further information that is available. We also have two additional two bedroom flats in this building set over the three floors , so do keep an eye out!





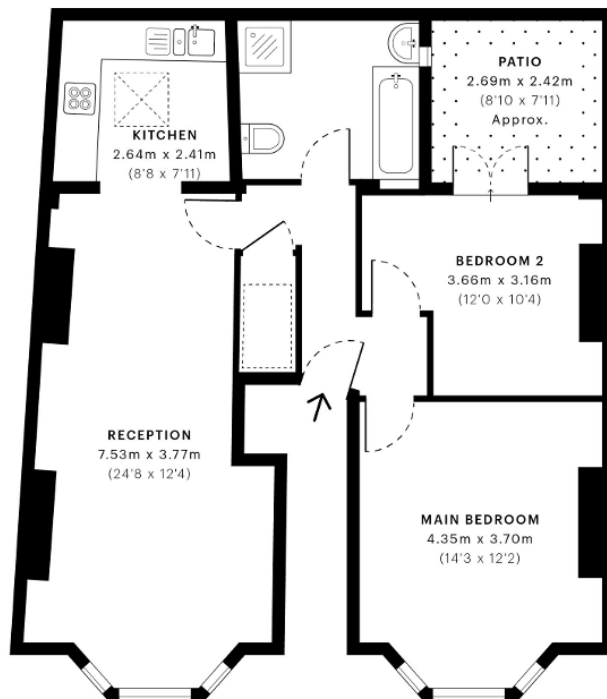


Morval Road, SW2

CAPTURE DATE 02/07/2022 LASER SCAN POINTS 42,052,466

GROSS INTERNAL AREA

69.84 sqm / 751.75 sqft



— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
69.84 sqm / 751.75 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, restricted head height
64.25 sqm / 691.58 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
1.15 sqm / 12.38 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 66.10 sqm / 713.02 sqft
IPMS 3C RESIDENTIAL 64.70 sqm / 696.42 sqft

SPEC ID: 62bc5afb83b8e40dd7b49ffc

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.