



Dalyell Road, SW9

OIEO £500,000 Leasehold 990+ years

687 sq ft (64 m²) • 2 Double bedrooms • Spacious reception room • Separate kitchen • Close to both Victoria Line and Northern Line • EPC: C



Douglas
& Gordon



Conveniently located on Dalyell Road, this charming top floor duplex boasts of two well-proportioned bedrooms and naturally light rooms.

The property features a separate kitchen, and a generously sized living room which is idyllic for relaxation and entertainment. With its versatile layout and prime location being only 10 minutes from the Northern Line and Victoria layout, this property presents a perfect home for first time buyers or investors alike.

The property is within close proximity to a variety of shops, restaurants, green spaces, vibrant community and access to other areas of the City.

Don't miss the opportunity to make this charming duplex your new home. Contact Douglas & Gordon today to arrange a viewing and see for yourself what the property has to offer.

2 Double bedrooms

Spacious reception room

Separate kitchen

Lease 990+ years

Close to both Victoria Line and Northern Line

EPC: C

Approximate gross floor area:
 687 sq ft (64 m²)
 Includes Cellar or Storage
 Space where applicable

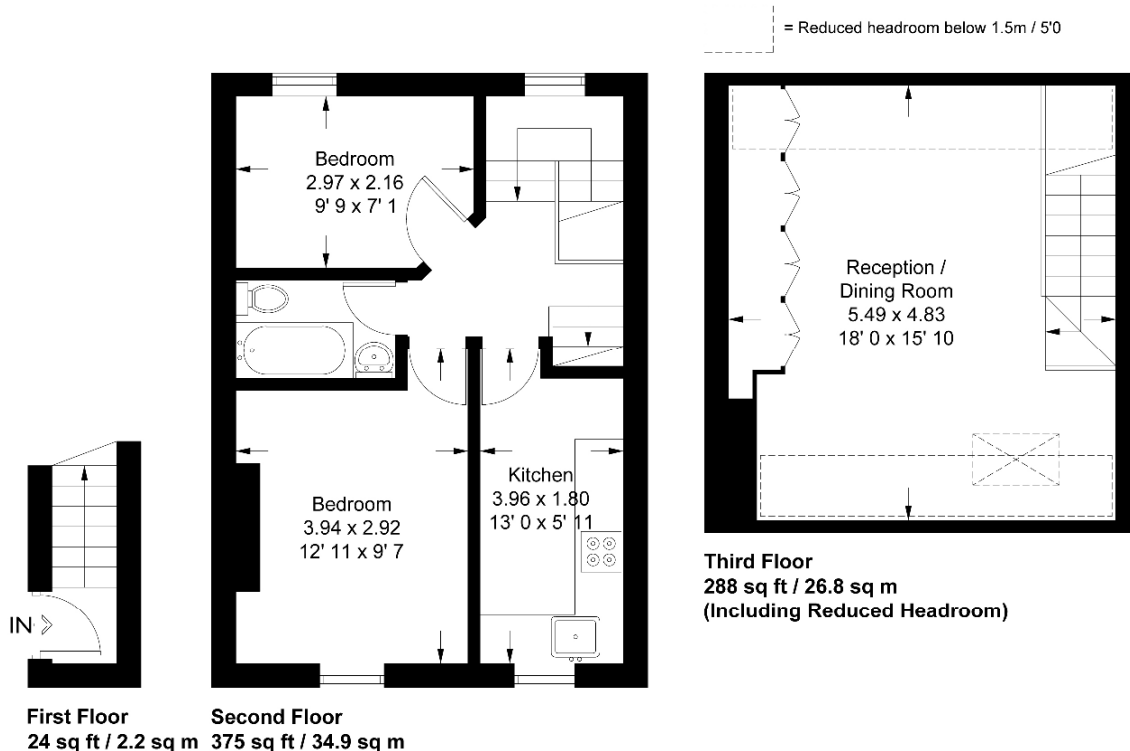
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As defined by RICS code of
 measuring practice

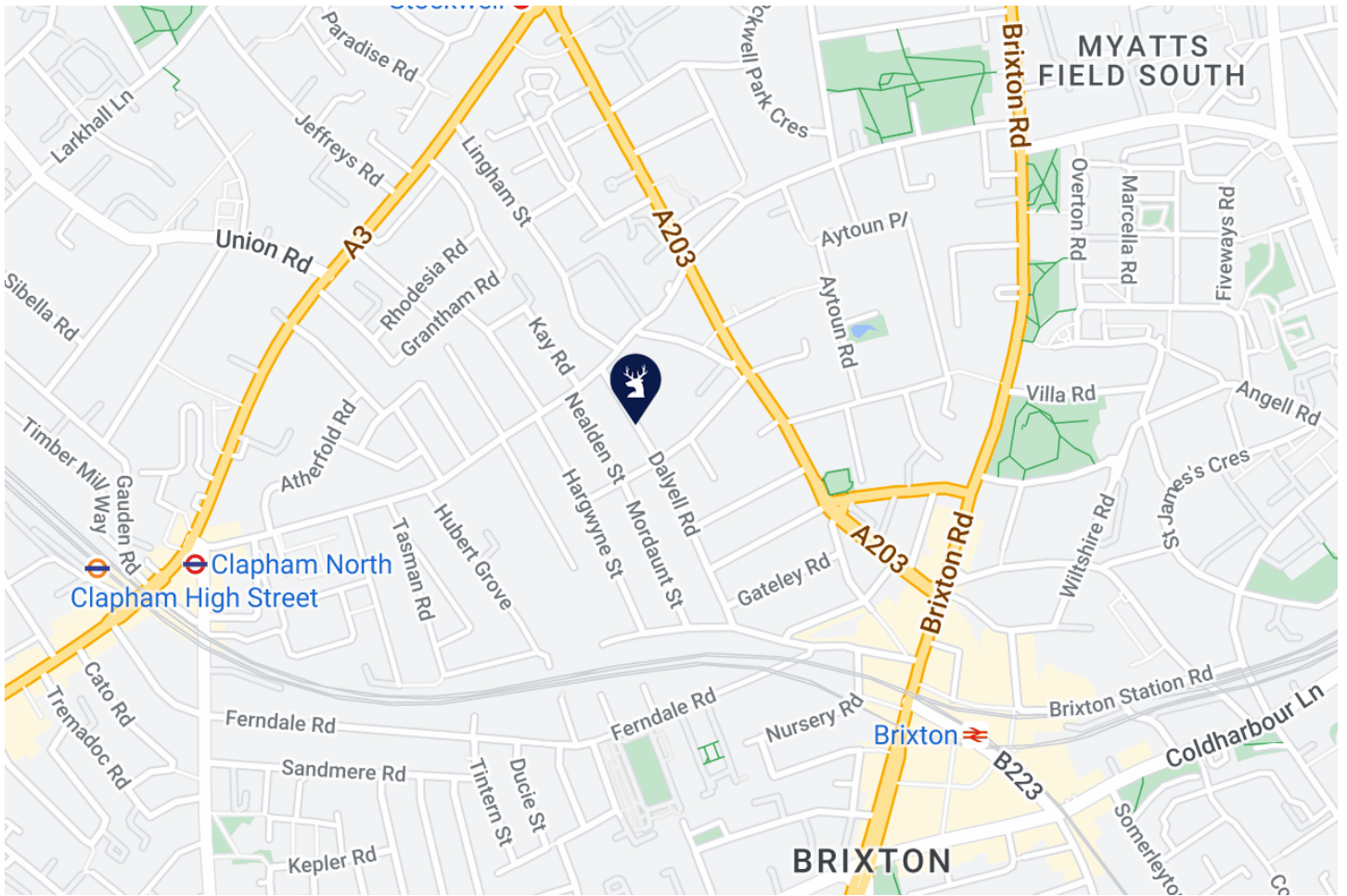
This floorplan is representative and for
 illustrative purposes only. The measurements
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 advised to carry out their own survey if they
 require reliable measurements. No
 responsibility is taken for any error, omission,
 misstatement or use of data shown.
 Details Prepared: 25 March 2024

Dalyell Road

Approximate Gross Internal Area = 612 sq ft / 56.9 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 75 sq ft / 7 sq m
 Total = 687 sq ft / 63.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Good to know

Nearby station: Clapham South
 500m (6 mins) (Line of sight)
 Gross floor area: 687 sq ft (64 m²)
 Local authority: Lambeth
 Council tax band: Unknown



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(17-5)	A		
(81-91)	B		
(69-80)	C	74	70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

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