



**Appach Road, Brixton, SW2 2LE**

## welcome to Appach Road

- Potential to extend STPP
- Over 1400 SQFT
- Large double reception room

- 3 Bedrooms
- Separate downstairs WC

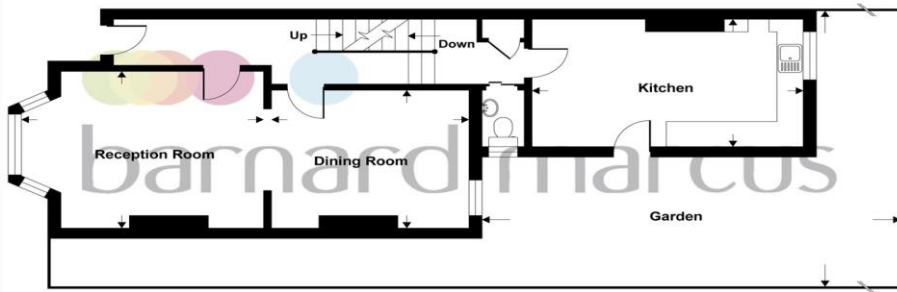
Tenure: Freehold

EPC Rating: D

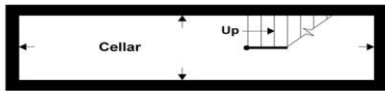
price on application



FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



### Appach Road, London, SW2

APPROX. GROSS INTERNAL FLOOR AREA 1410 SQ FT 130.9 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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### Reception Room

15' 4" x 12' 6" ( 4.67m x 3.81m )

### Dining Room

12' 6" x 10' 10" ( 3.81m x 3.30m )

### Kitchen

17' x 10' 1" ( 5.18m x 3.07m )

### Cellar

22' 6" x 5' 1" ( 6.86m x 1.55m )

### Bedroom

16' 7" x 12' 11" ( 5.05m x 3.94m )

### Bedroom

12' 7" x 11' 1" ( 3.84m x 3.38m )

### Bedroom

13' 7" x 10' 1" ( 4.14m x 3.07m )

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Property Ref:

CPM105234 - 0006

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