

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Brixton Hill, London, SW2 1HY

Fantastic Three Bedroom Flat

Prime Location

No Onward Chain

£375,000 Leasehold

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

This fantastic ground floor flat, arranged over two floors and presented to a good standard. The property comprises of entrance hall, wc, fitted kitchen and main reception room, upstairs you will find three good sized bedrooms and a bathroom. Viewings highly recommended.

Offered with no onward chain

Hyperion House

Approximate Gross Internal Area = 82.8 sq m / 891 sq ft

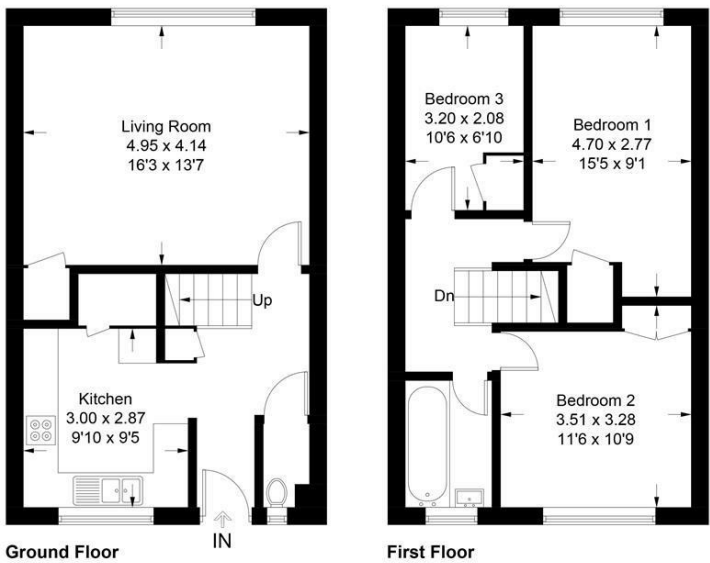
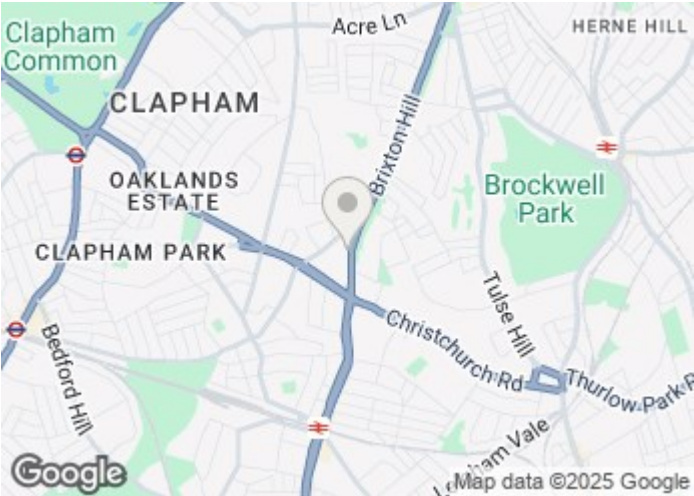


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1212759)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	7076

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

Service charge and Ground rent: £216 per month
Lease Remaining: 89
Council Tax Band: C
Epc Rating: C

Hyperion House

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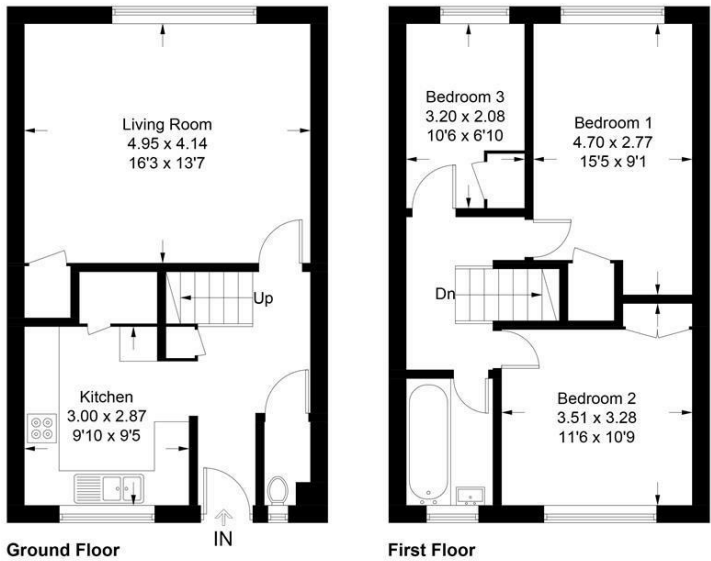
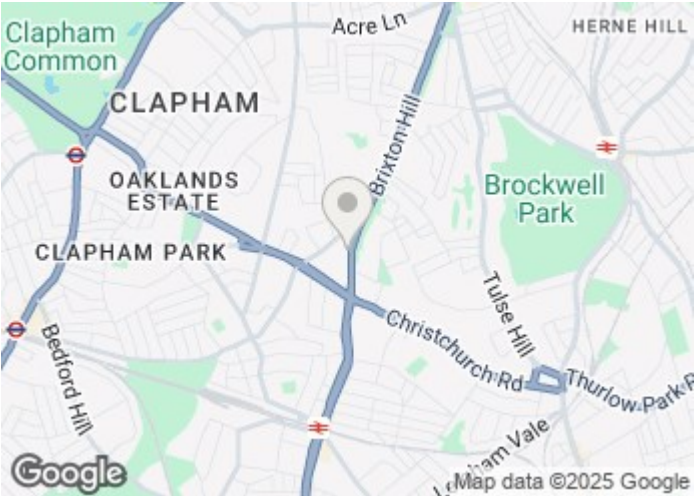
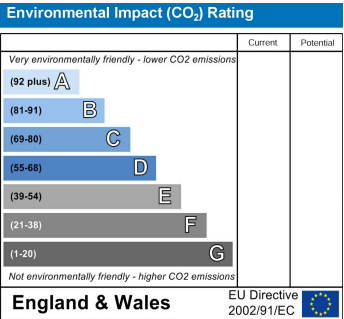
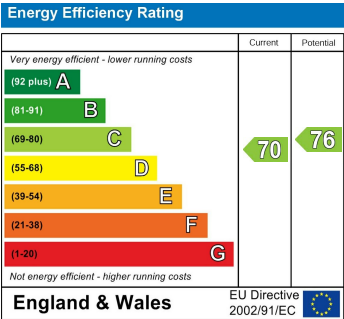


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