

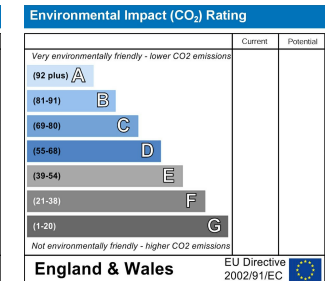
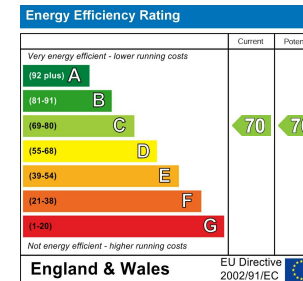


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George Mews, Brixton, SW9 | Offers In Excess Of £425,000
Call us today on 020 7708 2002



- Gated Mews Development
 - Unallocated Parking
 - Two Bedrooms
 - Kitchen/Diner
- Gross Internal Area 63Sq Metres
 - EPC Rating C
 - Council Tax Band C
 - Service Charge £1452 PA



A smart two-bedroom apartment, part of a small purpose-built development, just 0.4 miles from Brixton Underground Station. The development is in a gated mews and comes with a share of freehold and unallocated off-street parking.

Situated on the second floor, the property has a good-sized reception room with wood style flooring, neutral decor and good light. There is a separate kitchen/diner and the kitchen has a range of wall and base units, an integrated oven, gas hob and an extractor hood, space and plumbing for an under-counter washing machine and there is room for a dining table and chairs. There are two windows, allowing plenty of natural light in. The windows throughout the property are attractive double-glazed sashes. Across the hall is the spacious living room which is neutrally decorated with fitted carpet, fresh off-white walls, cornicing and skirting boards. There is room to have a comfortable lounge area as well as a small study or reading space. The main bedroom is a generous double with plenty of space for bedroom furniture and also has built in storage, with carpeted flooring and neutral decor. The second bedroom is again neutrally decorated with carpet and currently used as a guest room. The bathroom has a white suite, localised tiling, neutral floor tiles, heated towel rail and lots of natural light.

Brixton is at the beginning of the Victoria line so you are almost guaranteed a seat in the morning – a huge bonus! As well as the tube there are numerous buses servicing Brixton Road and Brixton mainline station runs between Orpington (via Bromley South) and Victoria. Brixton centre has changed a lot over the years and is now one of the most exciting and well-regarded foodie destinations in London. The covered market offers food and drink from all over the globe and there are more music venues than you can shake a stick at. The Ritzy art-house cinema is a local institution and the increasing community focus mean the events calendar is packed all year round. There are several parks close by and Clapham, Kennington, Camberwell and Herne Hill are all walking distance or a couple of stops on the bus if you fancy a change of scene.

Verified Material Information

Offers in excess of: £450,000

Tenure: Leasehold

Tenure marketed as: Share of Freehold

Lease Length: 107 Years Left On Lease

Council Tax band: C

Authority: London Borough of Lambeth

7 working days (2 weeks) search turnaround time

Construction: Standard construction

Property type: Other build form, Flat

Number of floors: 2

Has lift: No

Over commercial premises: No

Floorplan: To be provided

Parking: Gated, Private, Communal, Off Street

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating, Mains gas

Heating features: Double glazing

Building safety issues: No

Restrictions

Title contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No sale or borrowing against the property by a single owner without a court order. - No sale or borrowing against the property without the written permission from National Westminster Bank PLC for the registered charge dated 5 May 2016.

Rights and easements

Public right of way through and/or across your house, buildings or land: No

Flood risk: No

History of flooding: No history of flooding has been reported.

Coastal erosion risk: No

Planning and development: No

Listing and conservation: In a conservation area

Accessibility: None

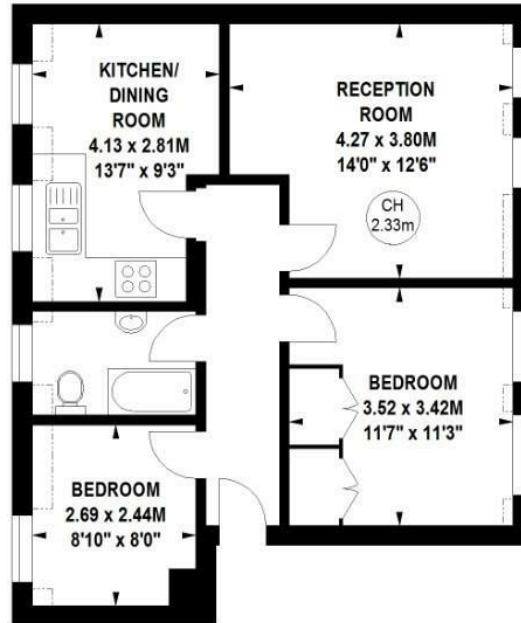
Coalfield or mining: No coal mining risk identified

George Mews, SW9

Approximate gross internal area

56.95 sq m / 613 sq ft

Key :
CH - Ceiling Height



Second Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.© Outline.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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