



HUNTERS[®]
HERE TO GET *you* THERE

Acre Lane, London SW2 | Guide Price £600,000 to £650,000
Call us today on 020 7708 2002



- Historic restored Art Deco building
 - Two generous bedrooms
- Large South East facing balcony
 - Modern and Contemporary
- Family Bathroom and En suite
 - Good Transport Links
- Lease 242 Years Remaining

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		

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		

GUIDE PRICE: £600,000 - £650,000

Presenting this modern two bedroom apartment set in a restored historic 1930s Art Deco building in sought after location!

Entering the apartment, you are welcomed by a spacious living area with herringbone flooring and neutral décor creating a warm and bright space. There is plenty of space for relaxing, dining and entertaining guests. Leading into the modern and stylish kitchen with a metro tiled splashback and quartz worktops. Making the space functional are handleless units, integrated appliances and a utility cupboard to keep the space sleek. Directly accessed from the living space is a large South East facing private balcony, with plenty of space to dine or unwind. There is a contemporary large fully tiled modern family bathroom complete with three piece suite and overhead shower. The two generously sized double bedrooms have space for a double bed and furniture, both bedrooms are carpeted with neutral décor. The master bedroom boasts built in storage, a fully tiled modern shower room with a large shower, a sink and a WC. Ivor House, a former department store, has had the buildings Art Deco 1930s features sensitively restored creating a luxurious main entrance.

Brixton station is located 0.3 miles from the property that offers the Victoria Line tube into Vauxhall, Oxford Circus and Kings Cross and the South Eastern rail for trains into London Victoria, there are also many bus links near to the property. The area of Brixton is vibrant and cultured, you'll find a variety of popular restaurants including the trendy Brixton Village Markets, Pop Brixton and The Blues Kitchen. Located 0.2 miles away is the iconic grade II listed building, the Ritzy Picturehouse and Café. If you enjoy live music the internationally renowned O2 Academy is 0.5 miles away. The property is also conveniently located for a variety of supermarkets, shops, bars and pubs.

Tenure: Leasehold (242 years remaining)

Council Tax band: D

Authority: London Borough of Lambeth

Ground rent: £350 a year (not subject to increase)

Service charge: £3,934 a year

Construction: Standard construction

Property type: Detached, Flat

Number of floors: 4

Has lift: Yes

Over commercial premises: Yes

Parking: None

Controlled parking zone: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Communal heating system

Heating features: Double glazing

Building safety issues: No

Restrictions:

Here is a summary but a property lawyer can advise further: - The property must not be used in ways that cause nuisance or offend the neighbours, as per the covenants in the 1911 and 1920 deeds. Specifically, it can't have operations that create noise, smoke, or smells that disturb the neighborhood. - The property is restricted for use only as private dwellings or shops, as stated in the 1920 deeds. There's also a restriction preventing any heavy machinery without written permission from the original sellers or their successors.

Rights and easements :

Here is a summary but a property lawyer can advise further:- Exclusive use of the adjoining balcony. - Legal easements referred to in clause LR11.1 of the registered lease.

Here is a summary but a property lawyer can advise further:- The property benefits from legal easements granted in the lease dated 22 February 2017, meaning certain rights of use are available, like access or utility connections, but it must abide by reserved rights in the same lease. - The property is subject to rights related to a lease on Units 1, 3, and 7 Acre Lane from a lease dated 22 July 2019.

Here is a summary but a property lawyer can advise further:- The property includes rights and easements referred to in clause LR11.1 of the registered lease, affecting the registered land. - There's a deed dated 16 November 2023 that varies terms of a lease for Units 1, 3, and 7 Acre Lane, suggesting changes to rights or usage.

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

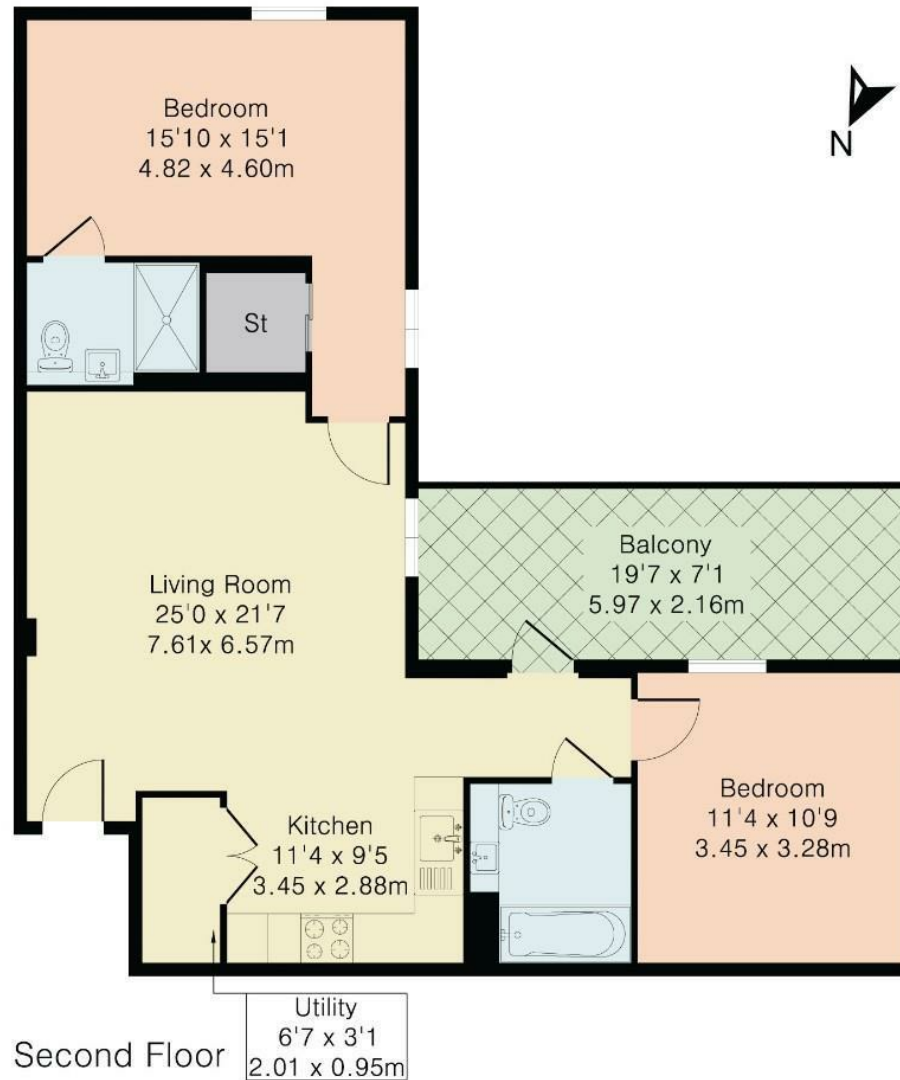
Planning and development: No

Listing and conservation: No

Accessibility: Ramped access, Wide doorways, Lift access

Coalfield or mining: No coal mining risk identified

Approximate Gross Internal Area 774 sq ft - 72 sq m



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.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002
| Camberwell.Sales@hunters.com

HUNTERS[®]
HERE TO GET *you* THERE