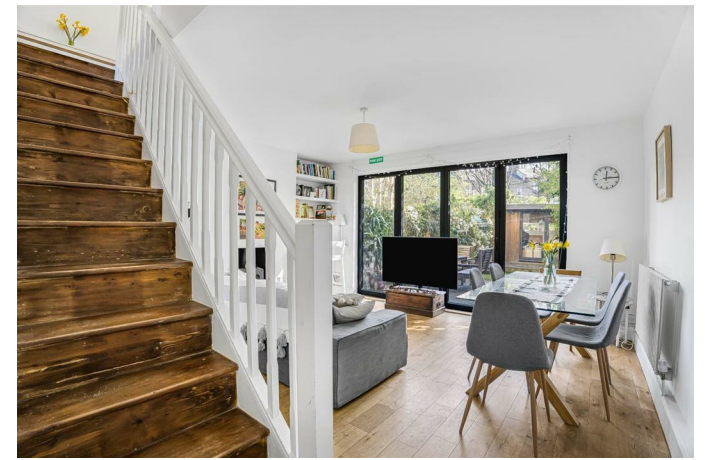




HUNTERS®
HERE TO GET *you* THERE

Brixton Water Lane, London | Guide Price £550,000
Call us today on 020 7708 2002



- Three Bedroom Split Level Flat
 - Private Garden
- Seperate Home Office/Studio
- Open Plan Reception Area
- Close to Transport Links

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			
		75	81
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	

Spacious and well-presented three-bedroom split level flat with a private garden and a separate home office!

Walking into the property on the ground floor you'll find a spacious open plan reception and kitchen area, with plenty of space for relaxing and dining, or entertaining guests. There is a stylish and functional kitchen area, with plentiful white handleless wall and base units and integrated oven, hob, wine fridge and microwave. The wooden work tops and contrasting tiling keep the space sleek. The large bi-folding doors into the garden creates an extension of your living space during the summer months, giving you that indoor-outdoor living feeling. The garden has a patio for dining or enjoying your morning coffee and to the back a separate home office or studio. Upstairs you'll find three bedrooms, all with built in storage, wooden floors and neutral décor creating a light and airy space. You'll also find a modern, fully tiled bathroom with three piece suite and a rain shower over the bath, complete with under sink storage.

The property is located 0.6 miles from Brixton tube and overground stations, offering the Victoria line and Southeastern Rail. From Brixton Hill you can connect to a number of bus routes into Oxford Circus, Holborn and Elephant & Castle. 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 0.5 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 0.8 miles away. The property is also conveniently located for the bars and restaurants on Effra Road and 0.1 miles from a Sainsburys superstore.

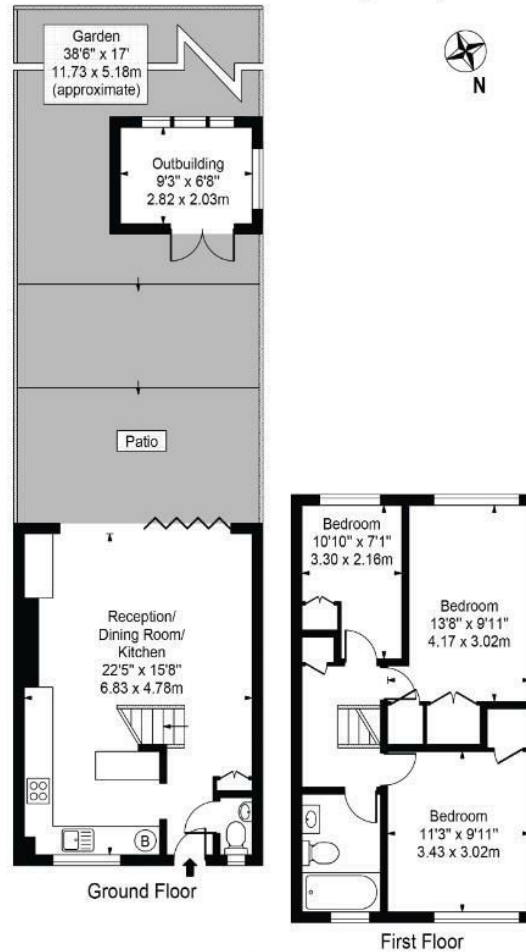
Tenure: Leasehold
Council Tax band: B
Authority: London Borough of Lambeth
Lease length: 90 years remaining (Started in 1990 with a lease of 125 years)
Ground rent: £10 per annum
Service charge: £1,800 per annum
Construction: Standard construction
Property type: Flat
Number of floors: 2
Entrance on floor: 1
Has lift: No
Over commercial premises: No
Parking: On street permit required
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: Central heating
Heating features: Double glazing
Building safety issues: No
Public right of way through and/or across your house, buildings or land: No
Flood risk: Yes
History of flooding: No history of flooding has been reported.
Coastal erosion risk: No
Planning and development: No
Listing and conservation: No
Accessibility: None
Coalfield or mining: No coal mining risk identified

Waldron House,
Brixton Water Lane, SW2 1PA

Approx. Gross Internal Area 815 Sq Ft - 75.72 Sq M

(Excluding Outbuilding)

Approx. Gross Internal Area Of Outbuilding 62 Sq Ft - 5.72 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

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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