



## Effra Parade, Brixton, SW2

3 bedroom flat for sale

**£525,000**

Leasehold

### Property Details

A bright and energy-efficient three bedroom apartment with a charming Juliet balcony, set within a secure modern building with lift access. This well-presented second-floor home is quietly nestled at the rear of the building, away from the already peaceful street. Neutral décor runs throughout, providing a calm and inviting atmosphere. The expansive open-plan reception spans nearly seven metres, bathed in natural light through floor-to-ceiling glazed doors opening to a Juliet balcony with leafy rooftop views. The sleek, contemporary kitchen is set to the rear, offering glossy white cabinetry, integrated appliances, and a mosaic tiled splashback. The principal bedroom is generously proportioned, featuring plush carpeting, mirrored wardrobes, and a full-height window for a light and tranquil feel. Two further bedrooms are equally well presented with soft neutral décor, ideal as guest rooms, home offices, or nurseries. A stylish bathroom with a bath and overhead shower sits centrally, complemented by two hallway cupboards for additional storage. Further benefits include lift access, secure bike storage, and a friendly community with secure entry.

### Features

- Three double bedrooms
- Juliet balcony
- Modern secure building with lifts
- Bright and spacious
- Off street bike storage
- Popular location
- Moments to Brockwell Park
- Within a ten-minute walk to both Brixton and Herne Hill
- Access to the Victoria Line and Thameslink
- Chain-free

Council tax band D

EPC rating B (83)



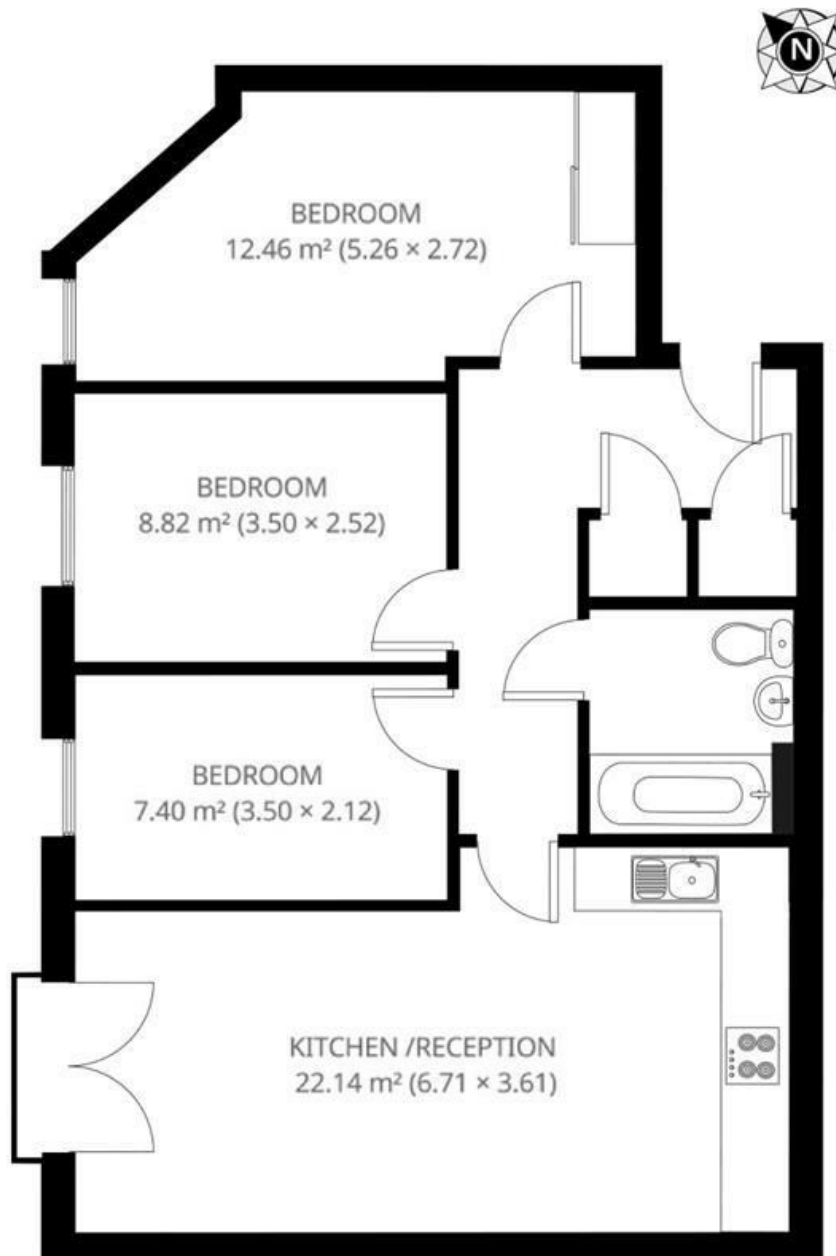


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**3 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **722 SQ FT / 67 SQ M**



**SECOND FLOOR**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.



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