



Dumbarton Court Brixton Hill, London SW2 5LP



welcome to

Dumbarton Court Brixton Hill, London

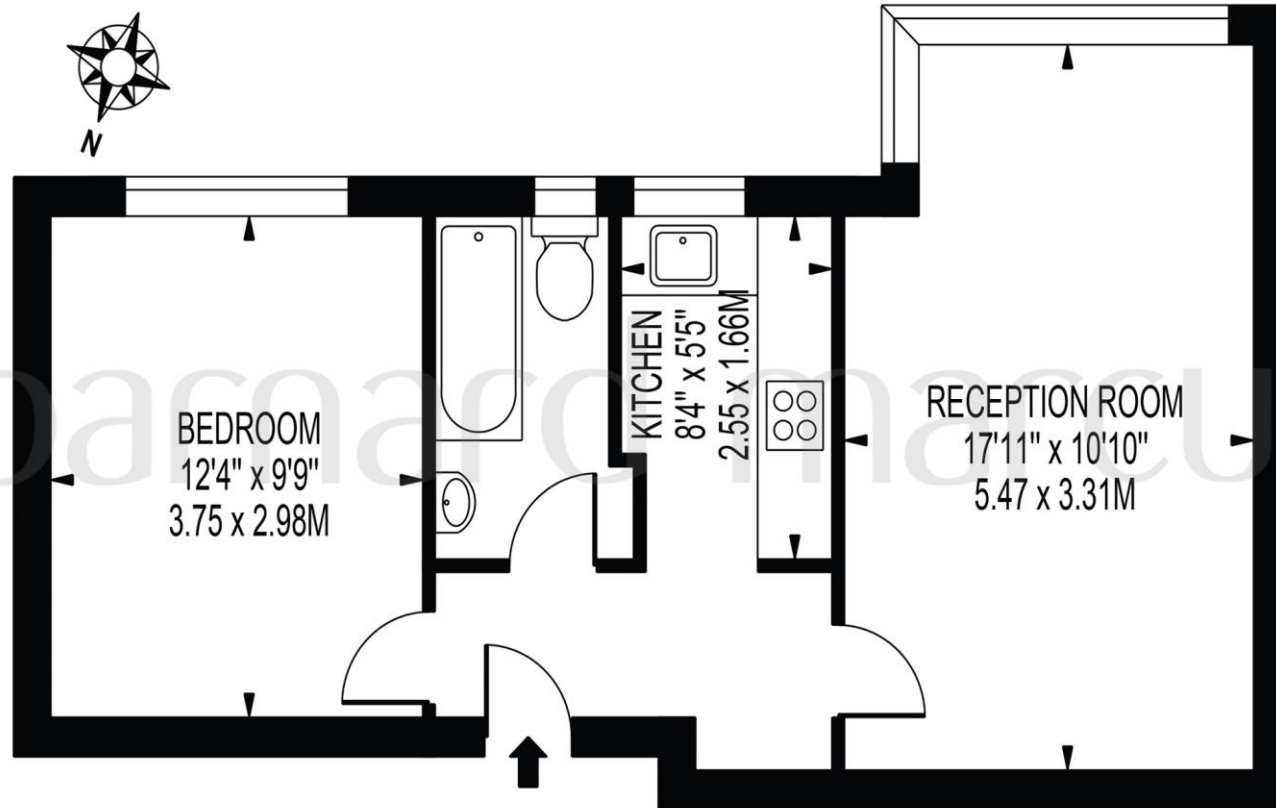
A purpose built one bedroom flat situated in the heart of Brixton close to local transport links and local amenities. The property comprises of a large separate reception room with large dual aspect windows allowing plenty of natural light into the room. The modern galley kitchen is again bright and airy. Moving through the flat the large double bedroom is a really pleasant room with plenty of space for storage. The modern bathroom suite is next to the bedroom and is a really lovely space. Offered chain free this flat would make an ideal first time purchase or rental investment, early viewing is recommended.

Local transport links include Brixton (Victoria Line), Stockwell (Victoria and Northern Line), Streatham Hill (National Rail) and Wandsworth Road (Overground) being five stops from Canada Water, all of which provide excellent access into The City and the West End.



DUMBARTON COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 454 SQ FT - 42.17 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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- Superb Location
- Central Brixton
- One Double Bedroom
- Bright and Airy
- Separate Kitchen and Reception Room

Tenure: Leasehold EPC Rating: C

£325,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CPM104866](https://www.barnardmarcus.co.uk/Property/CPM104866)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CPM104866 - 0004


barnard marcus



020 7720 5932



clapham@barnardmarcus.co.uk



85 Rectory Grove, Clapham, LONDON, SW4
0DR



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)

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