



**Barnwell Road, London SW2 1PW**

Not for marketing purposes INTERNAL USE ONLY



**welcome to**

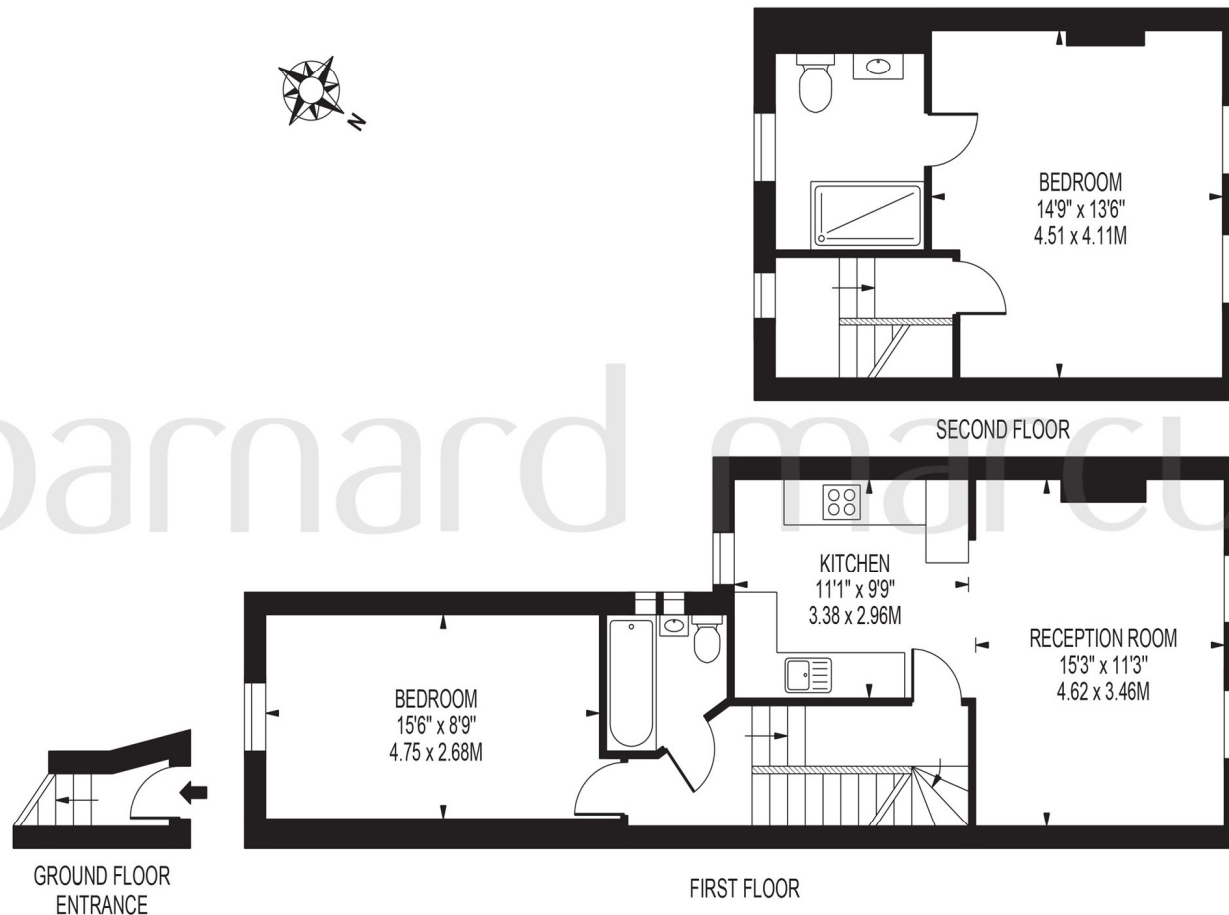
**Barnwell Road, London**

This beautifully presented two double bedrooms, two-bathroom first floor, split-level period style property is situated on the very popular Barnwell Road, Brixton. Further benefits include two new bathrooms, a new kitchen, and a fantastic location.



# BARNWELL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 856 SQ FT - 79.48 SQ M



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. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This beautifully presented two double bedrooms, two-bathroom first floor, split-level period style property is situated on the very popular Barnwell Road, Brixton. This property offers a very modern specification throughout. Further benefits include a large reception room with floods of natural light and great space for entertaining. A modern kitchen with built in appliances. Two newly fitted bathrooms and two large bedrooms.

Effra Parade is well located for a range of local amenities with central Brixton and Herne Hill within a 7-minute walk and Brockwell Park on your doorstep. Local transport links include Brixton Station (National Rail and Victoria Line), Herne Hill (National Rail) and numerous bus routes.

welcome to

## Barnwell Road, London

- Two Double Bedrooms
- Newly Modernised
- Split-Level
- Fantastic Location
- No Chain Onwards

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£595,000**



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Property Ref:  
CPM108146 - 0001

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the  
postcode not the actual property

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