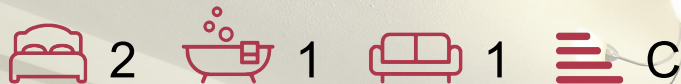




## Greenleaf Close | Brixton, SW2



Eden Harper are delighted to present this spacious two bedroom apartment, situated on the first floor of a popular purpose built block moments from Brockwell Park.

Extensively refurbished by the current owners, the flat does not require much works.

It features a modern on-trend kitchen with a range cooker opening onto a dual aspect living room. There are 2 good sized double bedrooms, a spacious modern shower room and a balcony.

Greenleaf Close is well kept with resident's parking (subject to availability) and is equipped with a childrens' play area, outdoor table tennis and Urban Gym. It is situated a stone's throw from Brockwell Park and within a short walk of Brixton town centre which is home to Brixton Village, the Ritzy and Brixton Academy as well as numerous bars and shops. Transport links include Brixton tube station (Victoria Line), mainline station and numerous buses to the City and West End. Herne Hill station is also easily accessible via Brockwell Park.

EPC=C. Council tax band B (Lambeth). Service charge £135 pcm. Lease: 91 years remaining. Ground rent: £10 pa.

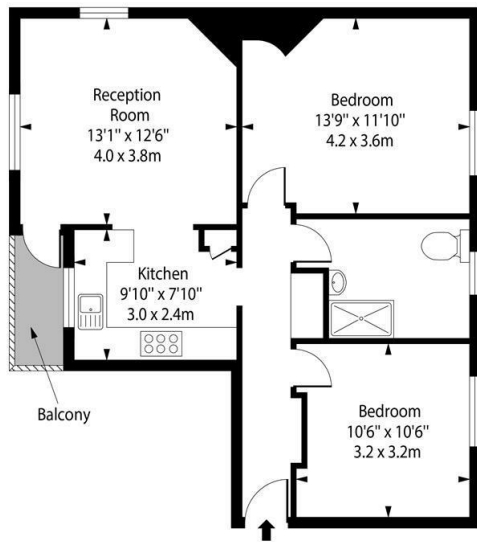
**£345,000**

### Viewing

Please contact our Brixton Office on 0207 274 3111 if you wish to arrange a viewing appointment for this property or require further information.



Greenleaf Close,  
Tulse Hill, SW2 2HB



First Floor

Approx Gross Internal Area 667 Sq Ft - 62.0 Sq M

For Illustration Purposes Only - Not To Scale  
photosandfloorplans.com ©



Energy Efficiency Rating	
Current	Potential
79	82

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

3 Arlington Parade, Brixton Hill, Brixton, SW2 1RH  
Tel: 0207 274 3111 | brixsales@edenharper.com | www.edenharper.com