

Brixton Hill | Brixton, SW2



£250,000

Leasehold - Share of Freehold

- Safe Gated Development with Porter and access code
- Close to magnificent Brockwell Park
- Share of Freehold
- Council Tax Band A

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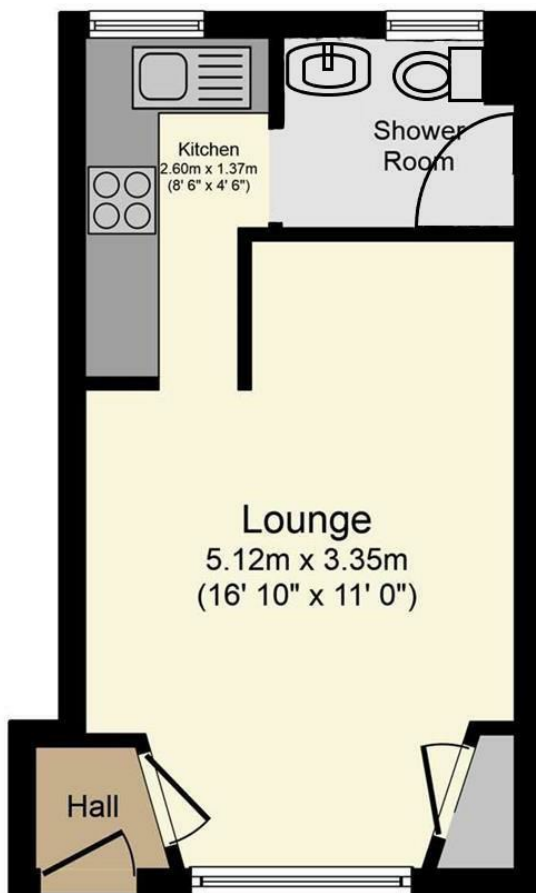


Eden Harper are delighted to present this smart and stylish studio apartment in this sought after development on Brixton Hill. The apartment features a good size reception room with stripped wooden flooring, a double Murphy bed and built-in wardrobes. There is a modern, fitted separate galley style kitchen with modern hob and microwave. It also has a lovely shower room which has room to house a washing machine.

This gated development has a great community and features a communal swimming pool, beautifully kept communal gardens and is perfect for short and easy access to Brixton rail and tube stations, the eateries of Brixton Village, Ritzy Cinema, Brixton (O2) Academy and the beautiful Brockwell Park.

Early viewings are essential.

Lease: 998 years remaining. SC £3,588.00 pa. No ground rent. Council tax band A (Lambeth). EPC=D.



Floor Plan

Floor area 24.0 sq. m. (258 sq. ft.) approx

Total floor area 24.0 sq. m. (258 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.

Plan created for Eden Harper Estate Agents.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



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