



## Thursley House | Brixton Hill, SW2

 1  1  1  C

A spacious and bright one bedroom flat available for sale within this popular estate towards the top of Brixton Hill. The property feels homely as soon as you walk through the front door. It features a big reception room, a double bedroom with built-in wardrobe, a separate kitchen and a pretty bathroom. The flat benefits from its own front door and double glazed windows. The property is 10 minutes away from Brixton Hill parade with its fantastic selection of bars & eateries (such as The Fish Lounge, Curry Paradise, the White Horse Pub, Pizza Brixton, Stir Coffee & Café on the Hill). Brixton town centre, which is home to Brixton Village, Ritz Cinema, Brixton Academy and Pop Brixton as well as many more bars and shops is within a 15-20 minute walk or a short bus ride.

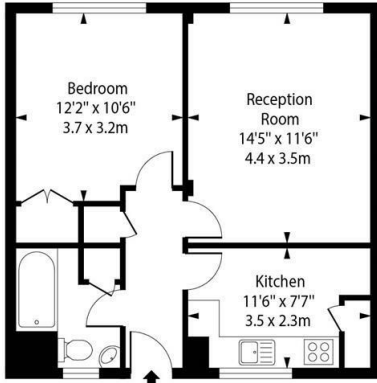
Lease: 102 years. Service charge £2,671pa (heating and hot water are included). Ground rent: £10pa. Council tax band B (Lambeth). EPC=C.

**£285,000**

### 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.

Thursley House,  
Holmewood Gardens,  
Brixton, SW2 3RX



Sixth Floor

Approx Gross Internal Area 497 Sq Ft - 46.2 Sq M

For Illustration Purposes Only - Not To Scale  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 78                      | 78        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (38-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (38-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



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.

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