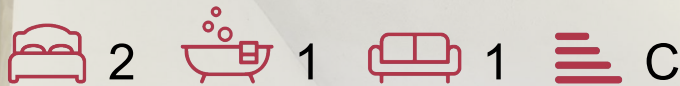




## Brixton Hill Court | Brixton, SW2



### NO CHAIN!

#### In owner's words:

Set back from the road at the rear of the development, this two double bedroom flat resides in a well maintained and popular Art Deco building, offering many benefits such as an on-call caretaker around the clock.

The flat has generously sized double bedrooms and a brand new kitchen.

The reception room and main bedroom are both South facing meaning light fills the room making the most out of the space. The second double bedroom has a walk in closet and large cupboard space, making this property ideal for anyone looking to rent out the spare room or share with friends.

My flat is south facing, on the ground floor of the building meaning that the kitchen and living space looks directly out to a large, well maintained shared garden as well as electric gates and a lift.

The flat is perfectly located just off Brixton Hill, a five-minute stroll to all that Brixton has to offer in terms of food and nightlife, and a ten-minute stroll to the green, open spaces of Brockwell Park. A pleasant fifteen-minute walk across the park brings you to Herne Hill station and the many pubs, cafes and restaurants of leafy Herne Hill. Purchasers will have the popular establishments on Brixton Hill within touching distance, including F Mondays, Stir Coffee, Pizza Brixton and the White Horse Pub.

This charming flat is ideal for anyone who wants to be close to the action. First stop on the Victoria Line at Brixton tube station is a short stroll away as well as the multiple buses running up and down Brixton Hill, whisking you down to the tube within a few minutes and on into central London. A lovely flat in a fantastic location.

Lease: 139 years remaining. Service charge £3,892.07 pa. EPC=C. Council tax band C (Lambeth).

- 2 bedroom apartment
- Arranged over two floors
- Set back from the road
- Sought after private development
- Short walk from Brixton town centre
- Excellent transport links

**£399,000**

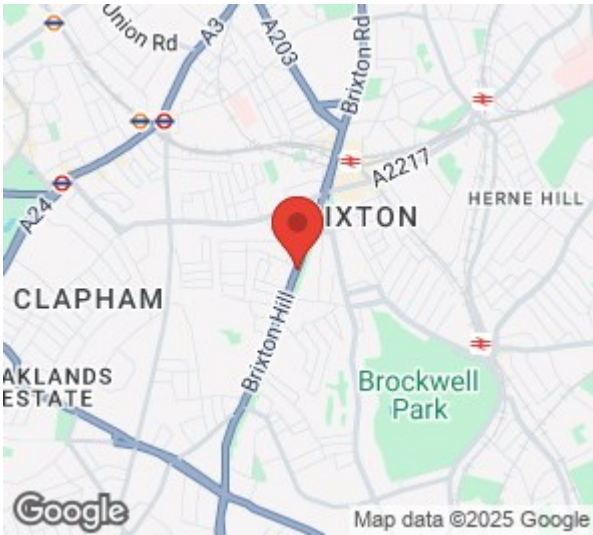
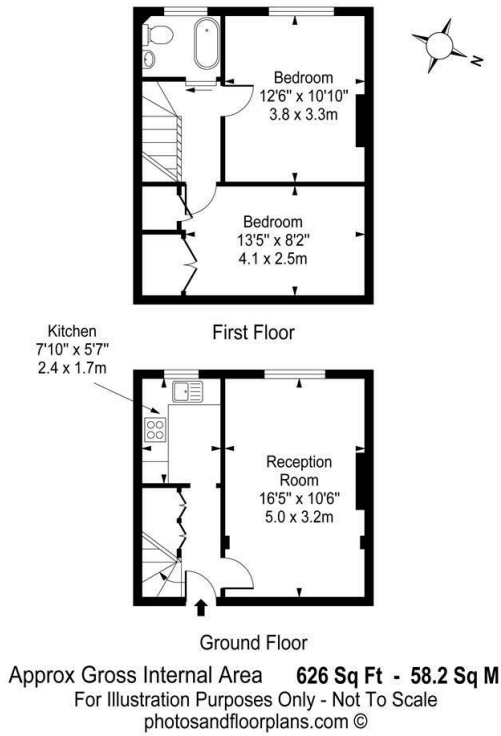
Viewing

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





**Brixton Hill Court,  
Brixton Hill,  
Brixton, SW2 1QZ**



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(38-54) <b>E</b>			(38-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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 firms employment has the authority to make or give any representation or warranty in respect of the property.