

John Conway House | London, SW2



£1,925 PCM

- Two bedroom apartment
- Popular gated development
- By Brockwell Park
- Bicycle storage
- Leasehold covenants may apply
- Off street parking

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A beautifully presented two double bedroom apartment in this ever popular private gated development that backs onto Brockwell Park. This top floor property features a spacious living room and a separate modern kitchen (which includes a dishwasher). There are 2 double bedrooms, one with en-suite shower room and a family bathroom. Brockwell Gate is within 10-12 minutes' walk of Brixton town centre which is home to Brixton Village, Ritzy Cinema and Brixton Academy as well as various bars and shops. Herne Hill is easily accessible too. Transport links include Brixton tube station, Brixton mainline station and numerous buses to the City and West End. Available immediately as unfurnished or part furnished. Please note photos were taken prior to the current tenancy.

Monthly rent: £1925. Deposit: £2221. Council tax band D (Lambeth). EPC=C.



First Floor

FOR GUIDANCE ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(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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