



## Prague Place | London, SW2



A beautifully presented and spacious one bedroom apartment with a balcony on Brixton/Clapham borders. This top floor property features a large reception room with floor to ceiling windows opening onto a modern kitchen, a good sized double bedroom and a modern bathroom. The flat also benefits from double glazed windows, fantastic storage and own front door. Located on the edge of this popular well maintained low rise estate, the flat is within a walking distance of both Clapham and Brixton stations. No chain. Lease: 175 years. Service charge £1,540 pa. Council tax band B (Lambeth). EPC=D.

- Recently refurbished
- No onward Chain
- Long lease, 175 years
- Double glazed throughout
- Private balcony

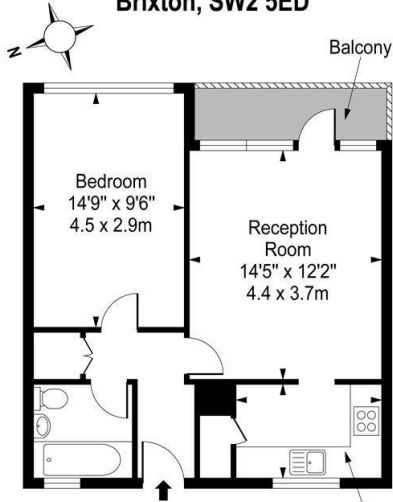


£275,000

### 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.

**Prague Place,  
Brixton, SW2 5ED**



Kitchen  
9'2" x 5'11"  
2.8 x 1.8m

Second Floor  
Approx Gross Internal Area **490 Sq Ft - 45.5 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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(38-54) <b>E</b>			
(21-37) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(38-54) <b>E</b>			
(21-37) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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