



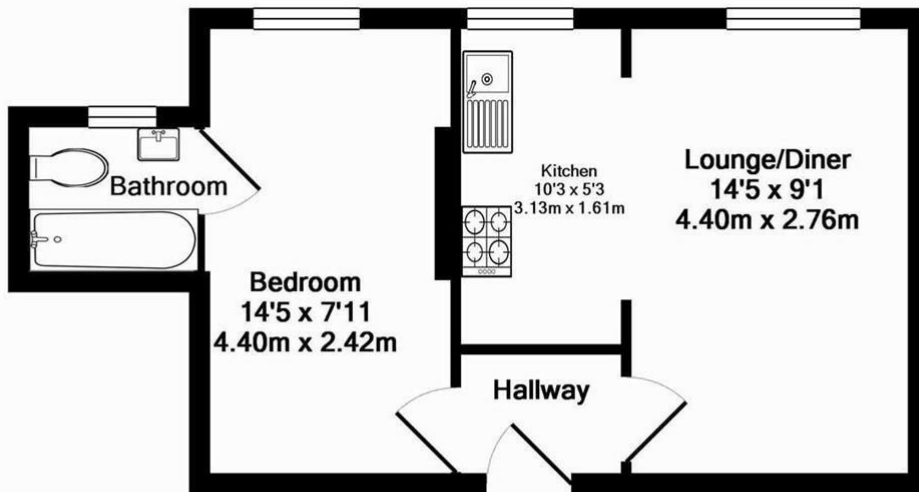
**£1,600 PCM**

- One bedroom apartment • Ground floor • Excellent location • Sought after building • On street residents permit parking available on application (TBC) • Leasehold covenants may apply

# Effra Court | Brixton Hill, SW2



A beautiful cosy apartment in this popular 1930's private mansion block, just a few minutes' walk from Brixton town centre. Situated at the rear of the building and overlooking the communal garden, the property features an open plan kitchen/reception with wooden floors and a good sized double bedroom with an en-suite bathroom. This ground floor property also benefits from security entry phone, double glazed windows and gas central heating. Ideally located within a few minutes' walk of Brixton town centre, which is home to Brixton Village, the Ritz and Brixton Academy as well as numerous bars and shops. Transport links include Victoria line tube station, mainline station and numerous buses to the City and West End. Perfect for a single professional although it could also be suitable for a couple. Available immediately as part furnished. Monthly rent: £1600. Deposit: £1846. EPC=C. Council tax band B (Lambeth).



Total Approx. Floor Area 347 Sq.Ft. (32.3 Sq.M.)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	74
(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 <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			
(39-54) 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 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.



**Eden Harper**  
3 Arlington Parade, Brixton Hill, Brixton, SW2 1RH  
**0207 274 3111**  
[brixsales@edenharper.com](mailto:brixsales@edenharper.com)  
[www.edenharper.com](http://www.edenharper.com)