



Brailsford Road | Brixton, SW2



Overlooking Brockwell Park a split-level two double bedroom conversion flat. This top floor property is very bright and feels really homely. It features an open plan reception with a feature fireplace and modern kitchen with a breakfast bar. There are 2 double bedrooms, both overlooking Brockwell Park and a bathroom. The flat benefits from double glazed windows. Ideally located, the flat is moments from beautiful Brockwell Park and within a 10 minute walk of Brixton town centre. Transport links are excellent and include Brixton tube, Herne Hill mainline and numerous bus links. Available immediately as part furnished. Monthly rent: £1950. Deposit: £2250. EPC=C. Council tax band C (Lambeth).

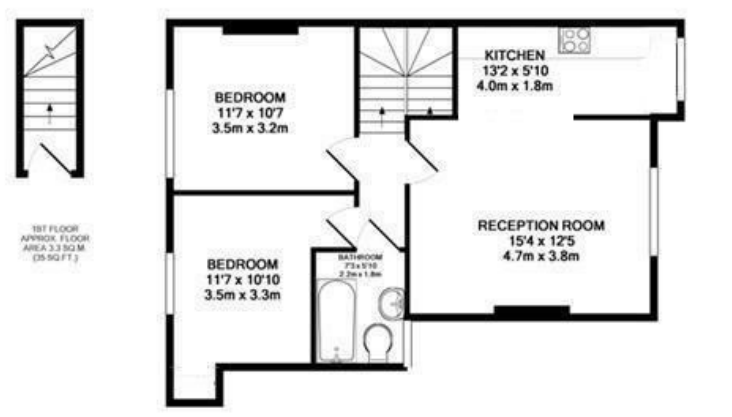
- Two bedroom flat
- Top floor
- Overlooking Brockwell Park
- Close to Brixton
- On street residents permit parking available on application
- Leasehold covenants may apply

£1,950 PCM

Viewing

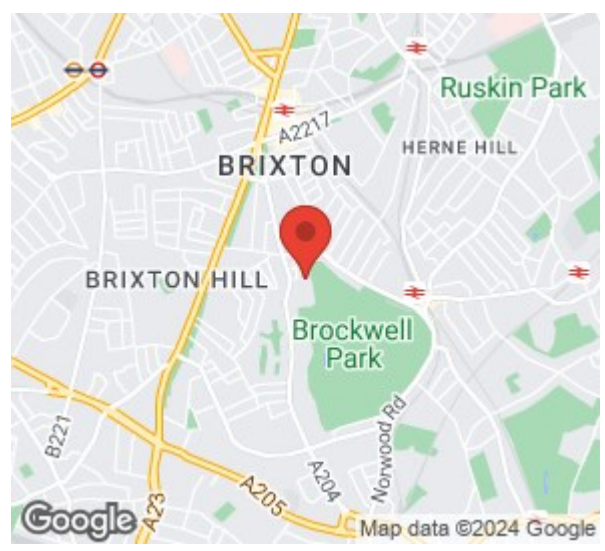
Please contact our Brixton Office on 0207 274 3111 if you wish to arrange a viewing appointment for this property or require further information.





2ND FLOOR
APPROX. FLOOR AREA 56.3 SQ.M. (606 SQ.FT.)
TOTAL APPROX. FLOOR AREA 70.8 SQ.M. (762 SQ.FT.)

FLOORPLAN FOR GUIDE ONLY



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	72	79	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.

3 Arlington Parade, Brixton Hill, Brixton, SW2 1RH
Tel: 0207 274 3111 | brixsales@edenharper.com | www.edenharper.com