



## Vibart Gardens | Brixton Hill, SW2



A stunning 3 bedroom house in a quiet cul-de-sac within a short walk from Brockwell Park. Beautifully presented, the house feels bright and homely as soon as you walk through the front door. It features a spacious living room overlooking a small green square and a recently fitted modern two-tone kitchen, big enough to accommodate a dining table. There are 3 bedrooms upstairs, 2 big doubles and a smaller one which is perfect for a nursery or a study as well as a decent sized bathroom with fantastic storage. The house also benefits from an utility room, a cloakroom, insulated loft and recently fitted double glazed windows and the front door. Front and back gardens complete this charming property.

The house is located less than 10 minutes' walk from Brockwell Park and it is only 15 minutes away from the Brixton Hill parade with its fantastic selection of bars & eateries (such as The Fish Lounge, Curry Paradise, the White Horse Pub, Pizza Brixton and Cafe on the Hill) as well as a gym. Brixton town centre, which is home to Brixton Village, Ritzy Cinema, Morleys Department Store, Brixton Academy and Pop Brixton as well as many more bars and shops is within 20 minutes' walk or few bus stops away. Transport links include Brixton tube station, mainline station and numerous buses to the City and West End.

In owners' words:

We have loved living here, it's been our first family home and we have had such happy memories. From the annual bbq with the neighbours to the kids playing together in the green square in front of our house, we've found the community feel very unique, in a way that is hard to find in London. We've absolutely loved being so close to Brockwell Park, it made park runs, water play at the sprinkles and picnic so easy!! Just been a beautiful time as a family!

EPC=C. Council tax band D (Lambeth).

- Three bedroom house
- Beautifully presented
- Front & back garden
- Stunning kitchen
- Utility room
- Ample storage

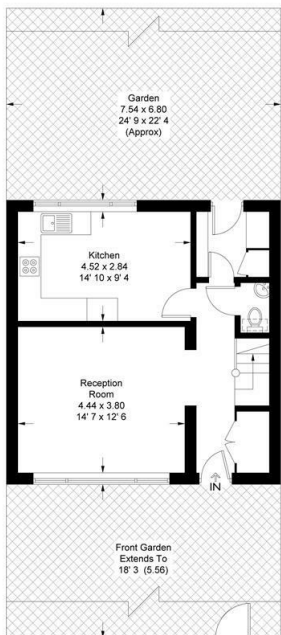
£675,000

### 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.

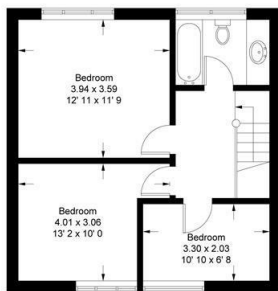
### Vibart Gardens

Approximate Gross Internal Area = 959 sq ft / 89.1 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 2 sq ft / 0.2 sq m  
 Total = 961 sq ft / 89.3 sq m



Ground Floor  
 482 sq ft / 44.9 sq m  
 (Including Reduced Headroom)

— = Reduced headroom below 1.5m / 5'0"



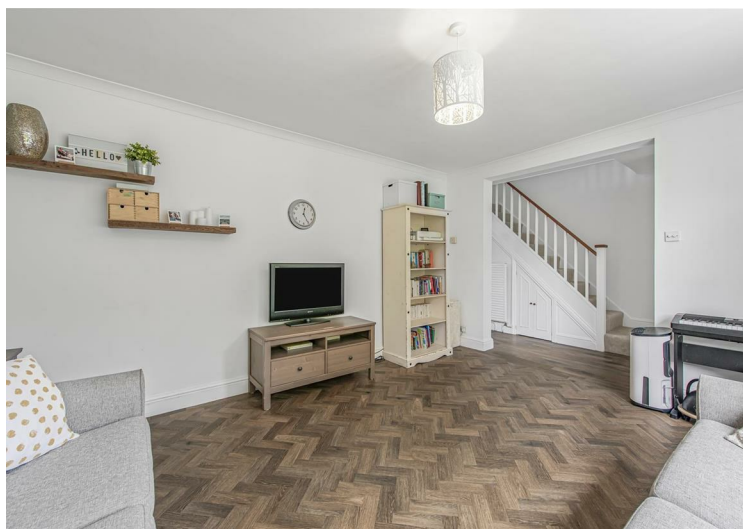
First Floor  
 479 sq ft / 44.5 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating	
Current	Potential
75	88

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential



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