



## Tudor Close | Brixton Hill, SW2

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A beautiful studio apartment in this sought after gated Tudor style development with residents' only swimming pool (open in summer months) and communal gardens. This top floor flat is located in arguably the best location within the entire development. The property features a bright and good sized studio room, a separate modern kitchen and a pretty modern bathroom.

Tudor Close is a popular secure development with a great community. It is located within a short walk of 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). Brixton town centre, which is home to Brixton Village, Ritzy Cinema, Brixton Academy and Pop Brixton as well as many more bars and shops is within 15 minutes' walk or a short bus ride.

Transport links include Brixton tube station, mainline station and numerous buses to the City and West End.

No chain. Lease 120 years remaining. Ground rent £15. Service charge £3578.64 pa. Council tax band A (Lambeth). EPC=D.

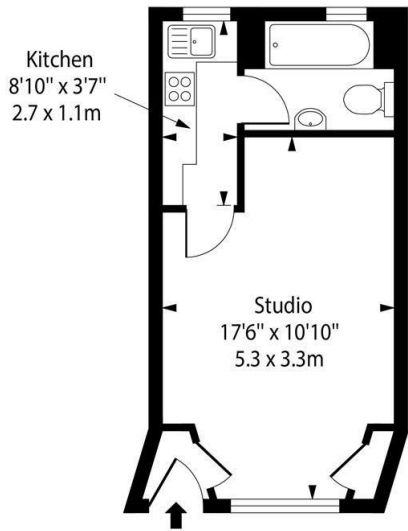
- Studio flat
- Sought after gated development
- Top Floor
- Own front door
- Residents' only swimming pool
- Communal gardens

**£230,000**

### 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.

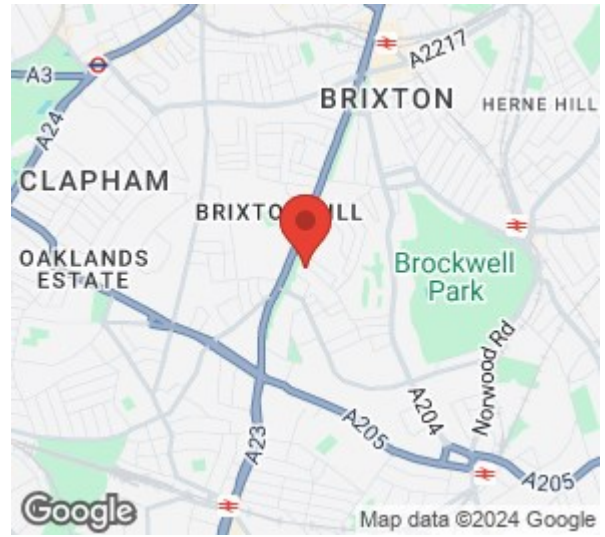
Tudor Close,  
Brixton Hill, SW2 2AD



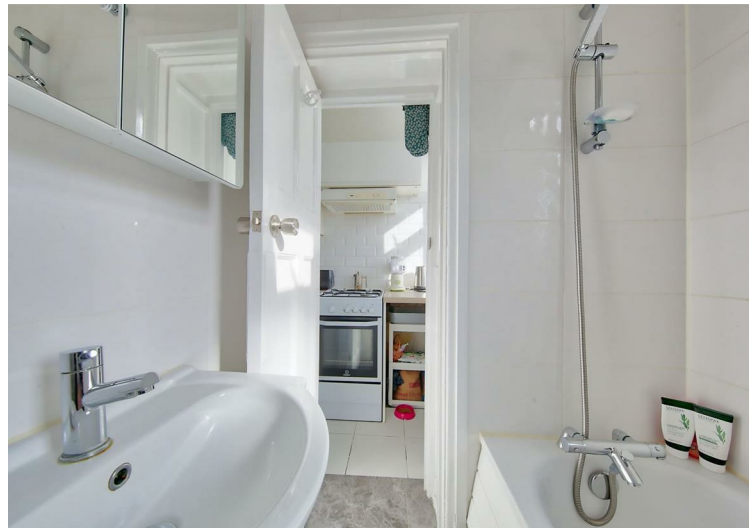
Second Floor

Approx Gross Internal Area 255 Sq Ft - 23.7 Sq M

For Illustration Purposes Only - Not To Scale  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(38-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(38-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	



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