

Deepdene Lodge | , SW2



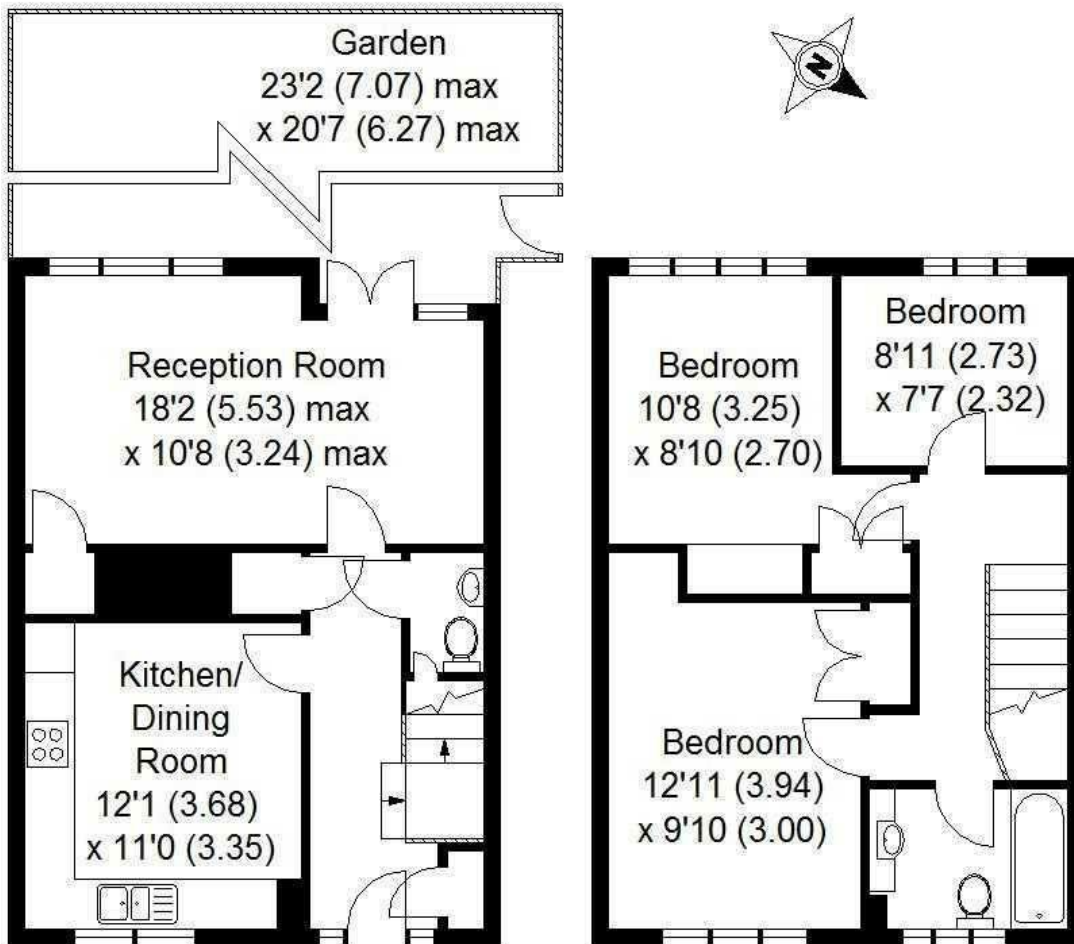
£2,000 PCM

- 2 double bedroom maisonette • Study/guest room • Private garden • Off Brixton Hill • On street residents permit parking available on application (tbc) • Leasehold covenants may apply

A beautifully presented 2 double bedroom maisonette with a study and a private garden on a popular road off Brixton Hill. Arranged over two floors and with its own front door, the property has been lovingly decorated by the owner. It features a large kitchen/breakfast room, spacious reception room opening onto a large private garden and a cloakroom on the ground floor. There are 2 big double bedrooms upstairs as well as a modern bathroom and a study. The maisonette is located only 5 minutes away from 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 15-20 minutes' walk or few bus stops away. Transport links include Brixton tube station, mainline station and numerous buses to the City and West End. Perfect for 2 professional sharers or a couple and available as part furnished from mid November. Please note photos were taken prior to this tenancy. Monthly rent: £2000. Deposit: £2307. EPC=C. Council tax band C (Lambeth).

FLOORPLAN FOR GUIDANCE ONLY

Approximate Gross Internal Area.
926 sqft / 86 sqm



Ground Floor

First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	71
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		70	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.