



**£1,850 PCM**

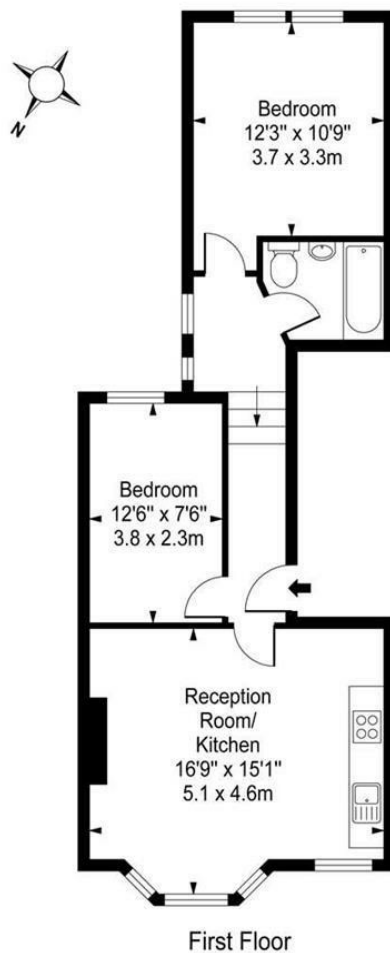
- Two bedroom flat • First floor • Peaceful location • Victorian conversion • On street residents permit parking available on application (TBC) • Leasehold covenants may apply

# Maplestead Road | London, SW2



A fabulous two bedroom conversion flat on one of Brixton's most peaceful & sought after roads. Located towards the top of Brixton Hill, this first floor property features an open plan kitchen/reception with shutters, two double bedrooms (one bigger than the other) and a modern three piece bathroom suite. The property is located 7-10 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). Brockwell Park is within a 10 minute walk and 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 late November. Monthly rent £1850. Deposit: £2134. Council tax band C (Lambeth). EPC=C.

## Maplestead Road, Brixton, SW2



Approx Gross Internal Area **590 Sq Ft - 54.8 Sq M**  
For Illustration Purposes Only - Not To Scale  
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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	80
(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.



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