



Dalberg Road | Brixton, SW2



A spacious split-level (first and top floor) two double bedroom conversion flat on one of Brixton's most sought after roads, just a few minutes' walk from the town centre and Brockwell Park. The property features a large reception room with a Victorian style feature fireplace and stripped wooden floors and a separate modern kitchen/breakfast room. There are 2 double bedrooms (both with built-in wardrobes), a small modern bathroom suite and separate WC. Ideally located within a few minutes' walk of Brixton town centre, which is home to Brixton Village, Ritzy Cinema, Brixton Academy and Pop Brixton as well as various bars and shops. Transport links include Victoria line tube station, mainline station and numerous buses to the City and West End.

No chain. Share of Freehold. Lease: 984 years remaining. S/C: £0. GR: £0. EPC=D. Council tax band: D (Lambeth).

Personal Interests Declaration: In accordance with section 21 of Estate Agents Act 1979, we declare there is a personal interest in the property, the co-owner of the property is a Director of this Estate Agent.

£575,000

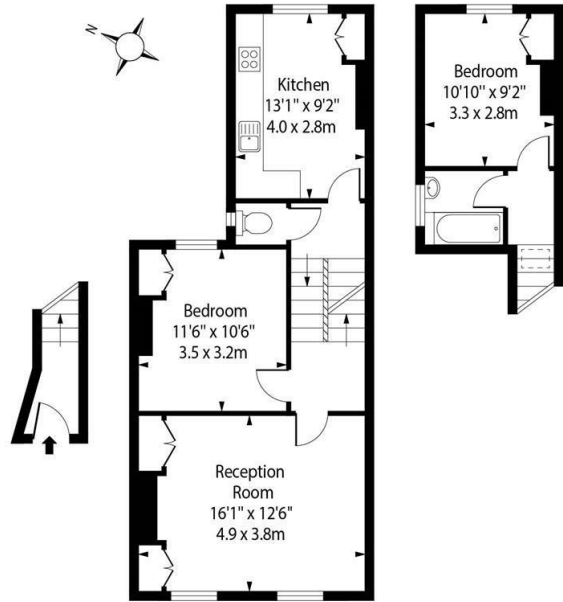
Viewing

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

- Two bedroom conversion flat
- Arranged over top 2 floors
- Sought after residential road
- Period features
- Close to Brixton tube and Brockwell Park
- Share of Freehold

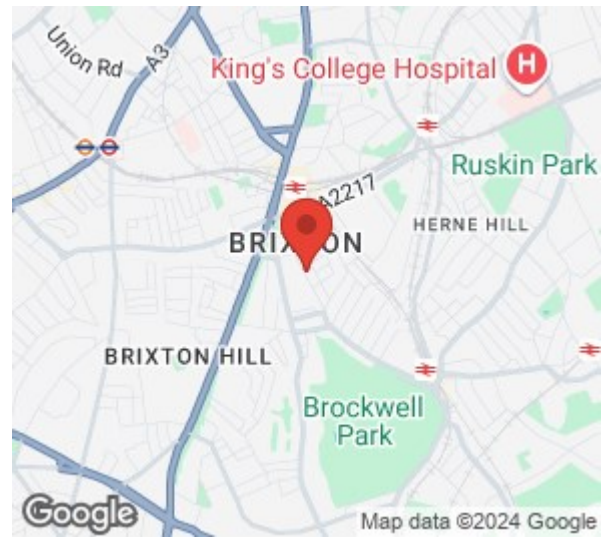


Dalberg Road,
Brixton, SW2 1AJ



Approx Gross Internal Area 735 Sq Ft - 68.3 Sq M

For Illustration Purposes Only - Not To Scale
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(38-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82 plus) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(38-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>61 → 67</p>			
<p>England & Wales</p>		<p>England & Wales</p>	
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	



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.

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