



## Sudbourne Road | Brixton, SW2



A stunning 2 bedroom conversion flat on one of Brixton's most sought after residential roads. Finished to a high standard, the flat also retains much of its period charm and character. Occupying the first floor of a grand terraced period house, the flat features a wonderful and inviting living room with a feature fireplace, a large bay window and stripped wooden floors as well as a spacious modern kitchen/breakfast room. Both bedrooms are double and a bathroom is beautifully done. Finally, the flat also benefits from good storage.

In our opinion, this is one of those non hassle ready-to-move-in flats.

Ideally located, the flat is within a short walk of Brixton town centre, which is home to Brixton Village, Ritzy Cinema, Brixton Academy and Pop Brixton as well as numerous bars and shops. Clapham High Street with yet more bars and shops is within a 20 minute walk.

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

No chain. Lease: 148 years remaining. S/C: £704.64pa. GR: £0. EPC=C. Council tax band D (Lambeth).

**£540,000**

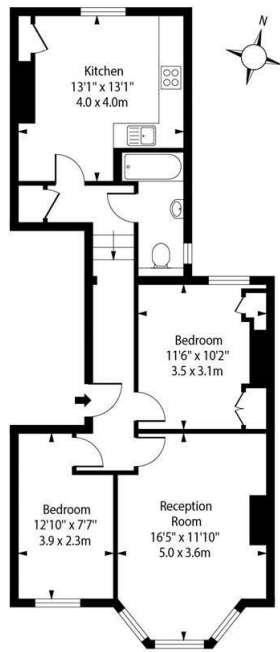
**Viewing**

- Two bedroom conversion flat
- Spacious living room
- Large kitchen
- Period features
- Excellent location
- Close to Brixton tube

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



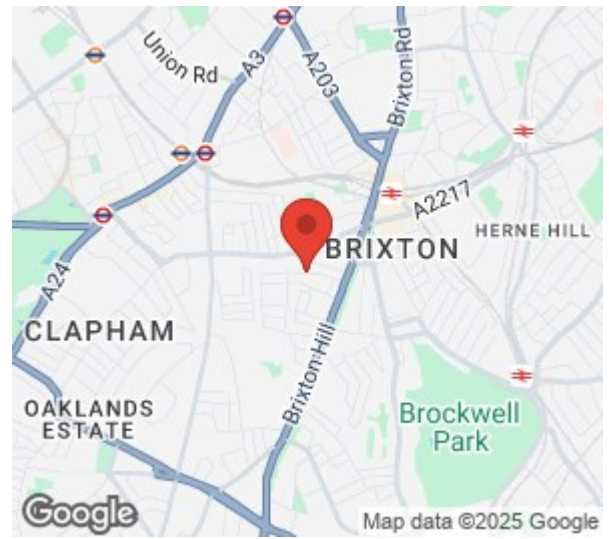
Sudbourne Road,  
Brixton, SW2 5AF



First Floor

Approx Gross Internal Area 695 Sq Ft - 64.6 Sq M

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



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