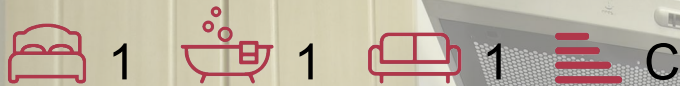




Effra Court | Brixton, SW2



NO CHAIN! A lovely one bedroom apartment in this sought after and well looked after private 1930's building a stone's throw from Brixton town centre. This second floor (with a lift) property faces Baytree Road and comprises a good sized reception room leading to a kitchen, a double bedroom and en-suite shower room. The property comes with double glazed windows throughout and there is a small communal rear garden outside.

Ideally located, moments Brixton town centre which is home to Brixton Village, the Ritzy, Brixton Academy and Pop Brixton as well as numerous bars and shops. Popular Brockwell Park is also nearby.

Transport links are excellent and include Brixton tube station, Brixton mainline and numerous bus routes from Brixton Hill.

No chain. Lease: 110 years remaining. Service charge: £2890pa. Ground rent: £175pa (between 2018 and 2043). EPC=C. Council tax band: B (Lambeth).

- One bedroom apartment
- Sought after building
- Excellent location
- Double glazed windows
- No chain

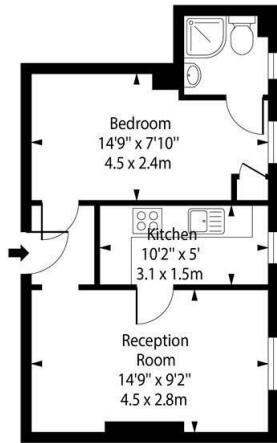
£282,000

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.



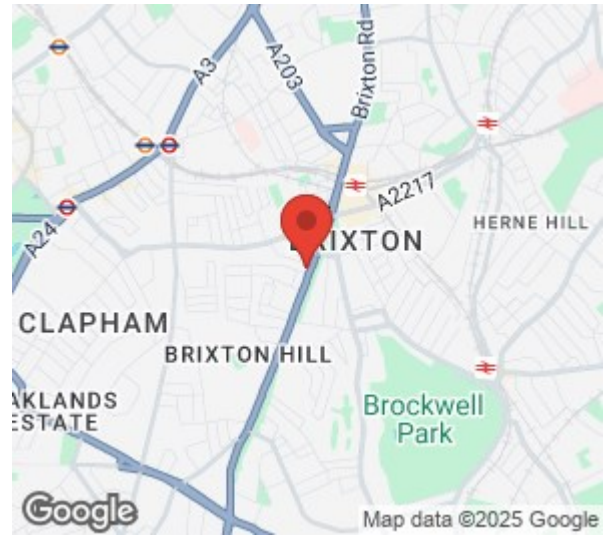
Effra Court,
Brixton Hill,
Brixton, SW2 1RB



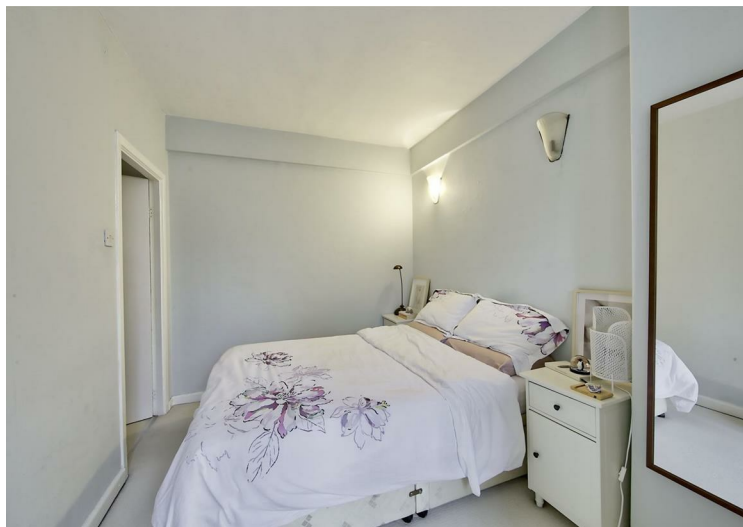
Second Floor

Approx Gross Internal Area 350 Sq Ft - 32.5 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			
(55-68) D			
(38-54) E			
(21-37) 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			
(55-68) D			
(38-54) E			
(21-37) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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