



Elm Park | Brixton, SW2

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A beautifully presented two bedroom conversion flat on a popular residential road off Brixton Hill. This flat must be one of the best properties available on the market at the moment. It has a loft style feel and it is finished to a high standard. Split-level, the property features a large living room with wooden floors and exposed brick work opening onto a modern kitchen with high end appliances (including a boiling water tap). There are 2 double bedrooms, both with room for ample storage, modern bathroom with a jacuzzi bath and a separate shower as well as a cloakroom/utility room.

The property is located within a short walk of Brockwell Park and Brixton Hill Parade with its fantastic selection of bars & eateries (such as The Fish Lounge, Curry Paradise, the White Horse Pub, Pizza Brixton, Stir Coffee & 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 minutes' walk or a short bus ride. Transport links include Brixton tube station, mainline station and numerous buses to the City and West End. Lease: 163 years remaining. Ground rent: £125pa. Service charge: £0. EPC=D. Council tax band C (Lambeth).

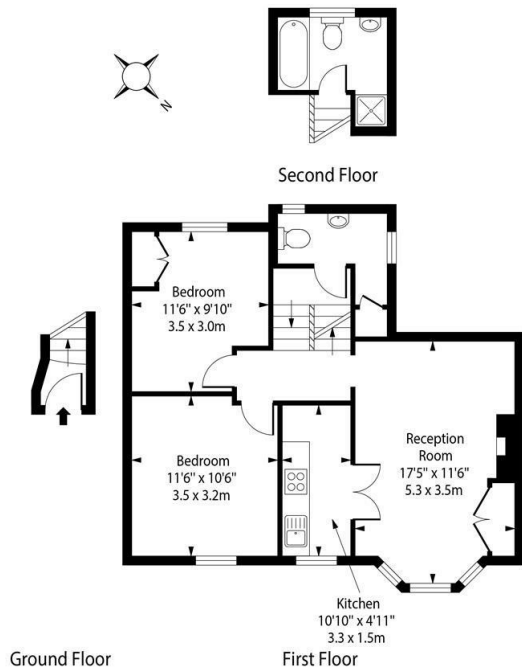
£500,000

- Two bedroom conversion flat
- High standard finish
- Split-level
- Double bedrooms
- Residential road off Brixton Hill
- Short walk from Brockwell Park

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



Elm Park,
Brixton, SW2 2UB

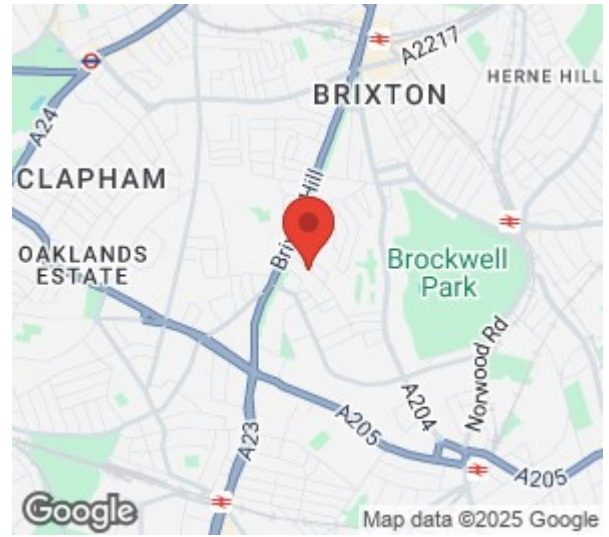


Ground Floor

First Floor

Approx Gross Internal Area 665 Sq Ft - 61.8 Sq M

For Illustration Purposes Only - Not To Scale
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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