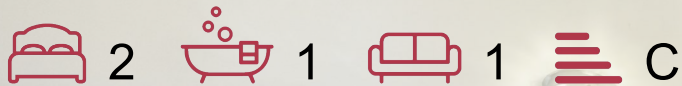




## Brixton Hill Court | Brixton, SW2



A spacious two bedroom split-level apartment in this popular 1930's private mansion block close to Brixton town centre. Situated at the rear of the building and arranged over two floors, the flat features a large reception room overlooking communal garden and a cosy but modern and well designed kitchen on the ground floor. There are 2 large double bedrooms and a small but modern shower room upstairs. The flat also benefits from double glazed windows and entry phone system. Brixton Hill Court is well maintained and there is a large communal garden to the rear.

Ideally located within a short walk of Brockwell Park and Brixton town centre, which is home to Brixton Village, Ritzy Cinema, Morleys Department Store, Brixton Academy and Pop Brixton as well as various bars and shops. Transport links are excellent and include Victoria line tube station, Brixton mainline station and numerous buses to the City and West End.

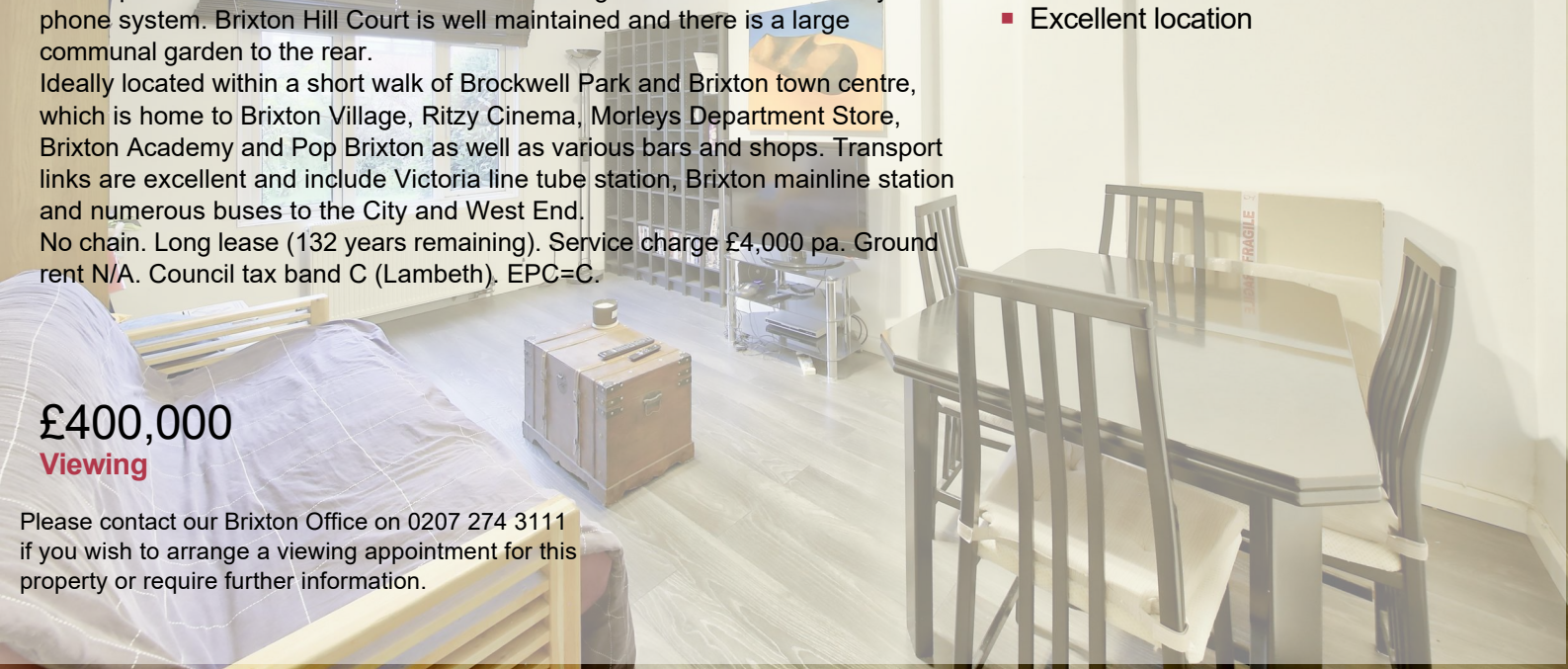
No chain. Long lease (132 years remaining). Service charge £4,000 pa. Ground rent N/A. Council tax band C (Lambeth). EPC=C.

- Two bedroom apartment
- Arranged over 2 floors
- Large double bedrooms
- Popular private building
- Excellent location

**£400,000**

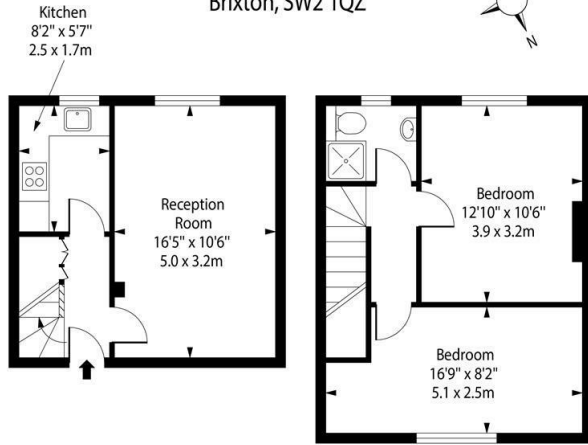
**Viewing**

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





Brixton Hill Court,  
Brixton Hill,  
Brixton, SW2 1QZ

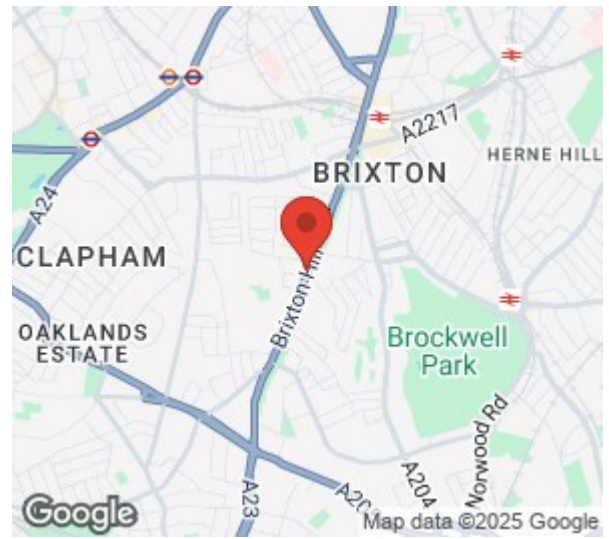


Ground Floor

First Floor

Approx Gross Internal Area 630 Sq Ft - 58.6 Sq M

For Illustration Purposes Only - Not To Scale  
photosandfloorplans.com ©



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) <b>A</b>			(81-91) <b>B</b>		
(81-91) <b>B</b>			(69-80) <b>C</b>		
(69-80) <b>C</b>			(55-68) <b>D</b>		
(55-68) <b>D</b>			(38-54) <b>E</b>		
(38-54) <b>E</b>			(21-38) <b>F</b>		
(21-38) <b>F</b>			(1-20) <b>G</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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