



Glanville Road | Brixton, SW2

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A spacious two bedroom apartment with a balcony on the ever popular and well looked after Blenheim Gardens estate between Brixton and Clapham. This first floor property is well presented and features a large reception room flooded with light and opening onto a modern kitchen. There are two double bedrooms (one bigger than the other) and a contemporary bathroom. The property also benefits from double glazed windows and ample storage.

The development was previously mentioned in The Guardian as one of the ten best estates in the UK. It is a stone's throw from the well maintained communal space of Windmill Gardens and only 5 minutes away from the 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 and Café 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 few bus stops away. Brockwell Park and Clapham Common are both within a walking distance. Transport links include Brixton tube station (Victoria Line), Brixton mainline station, Clapham Common station (Northern Line) and numerous buses to the City and West End.

Lease: 91 years remaining. Service charge: £1,887.35 pa. Ground rent: £10 pa. EPC=C. Council tax band B (Lambeth).

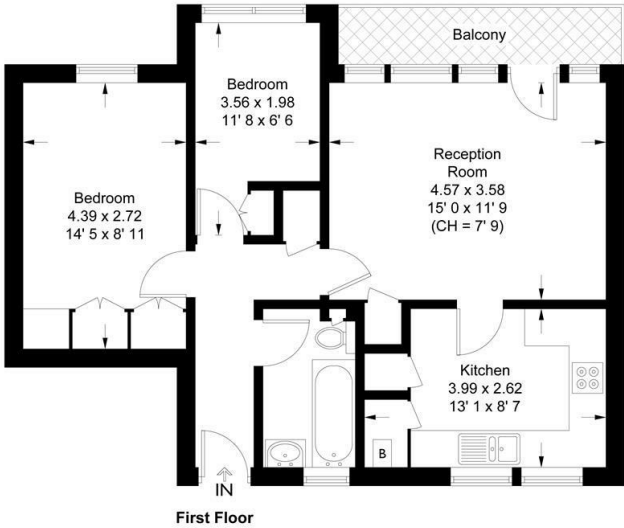
£360,000

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

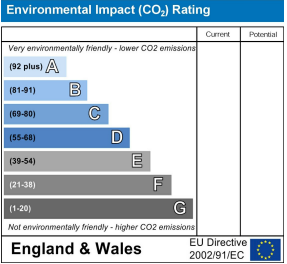
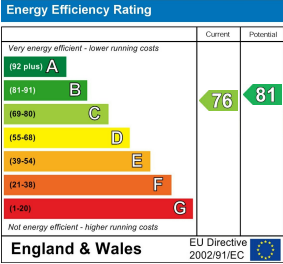
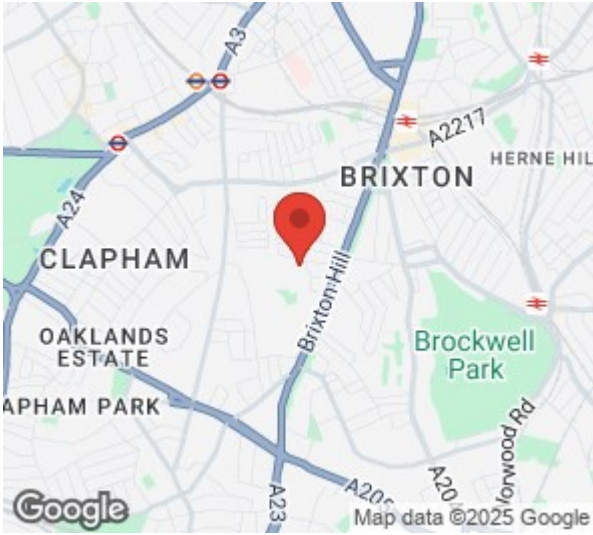


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Approximate Gross Internal Area = 623 sq ft / 57.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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