



Wiltshire Road | Brixton, SW9



NO CHAIN! A larger than average 2 bedroom conversion flat moments from Brixton Town Centre. Occupying the entire top floor of a grand Victorian house and with over 750 square feet of internal living space, the property is full of light and well presented. It features a fantastic large kitchen, big enough to accommodate table and chairs and plenty of workspace. The living room is bright and spacious and opens onto a study area. There are two equally sized double bedrooms separated by a modern bathroom as well as ample storage.

Ideally located on a quiet road yet moments from Brixton town centre which is home to Brixton Village, the Ritzy, Brixton Academy, The Morleys Department Store and Pop Brixton as well as numerous bars and shops. Transport links are excellent and include Brixton tube station (Victoria Line), Brixton mainline station (direct trains to London Victoria and Orpington) as well as numerous bus links from Brixton Road.

In the owner's words: Do come and see my oasis in the heart of Brixton. It's a fantastic location with vibrant Brixton and the amazing Victoria line on the doorstep, and a really well designed flat with four large, liveable rooms to make your own. It's cosy but not cramped, easy to warm in the winter and cool in the summer. But the real selling point is the kitchen - a chef's dream. If you love having friends over for lovely long dinners, this could be your new home.

Lease: 105 years remaining. Service charge: £1500pa. Ground rent: £10. EPC=D. Council tax band C (Lambeth).

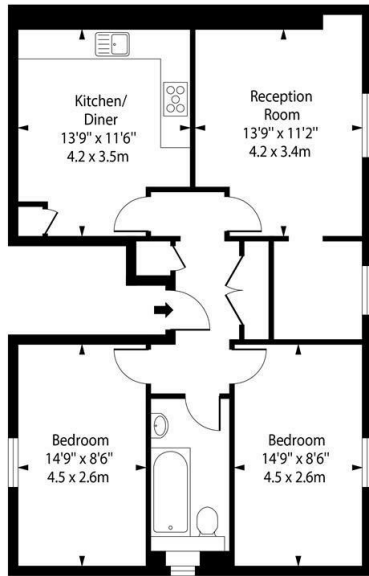
£495,000

- No chain
- Moments from Brixton town centre
- Top floor
- Over 750 square feet
- Large kitchen
- Equally sized bedrooms



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

Wiltshire Road,
Brixton, SW9 7NH



Second Floor

Approx Gross Internal Area 755 Sq Ft - 70.1 Sq M

For Illustration Purposes Only - Not To Scale
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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		
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		



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3 Arlington Parade, Brixton Hill, Brixton, SW2 1RH

Tel: 0207 274 3111 | brixsales@edenharper.com | www.edenharper.com