



Elderton House | Brixton, SW2



NO CHAIN! A rarely available two double bedroom apartment with a private garden within a short walk of Brixton town centre and Brockwell Park. Finished to a high standard and beautifully presented, this ground floor property is perfect for a first time buyer or an investor. It features a large and well-designed open plan reception with a recently upgraded kitchen, 2 double bedrooms and a larger-than-average modern bathroom. The property also benefits from ample storage, double glazed windows and communal bicycle storage.

Ideally located moments from Brixton town centre, which is home to Brixton Village, Ritzy Cinema, Brixton Academy, Morleys Department Store and Pop Brixton as well as various bars and shops. Transport links are excellent and include Brixton tube station, mainline station and numerous buses to the City and West End.

In owners' words: We love the bright yet cosy feel of the flat. We are only a stone-throw away from the centre of Brixton with all its amenities and transport links making for an easy commute to work, yet the flat is surprisingly quiet, backing onto the common.

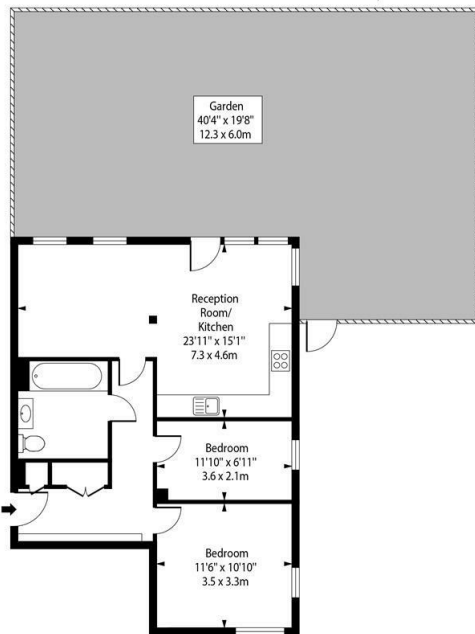
The garden catches the sun and has been a lovely oasis in the middle of town. Lease: 973 years remaining. Ground rent: £0. Service charge: £3,112pa. EPC=C. Council tax band D (Lambeth).

- No chain
- Modern apartment
- Private garden
- Long lease
- A few minutes' walk of Brixton town centre
- Close to Brockwell Park
- Bicycle storage
- Inexpensive parking permit

£500,000

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

Elderton House,
Hicken Road,
Brixton, SW2 1SW



Ground Floor

Approx Gross Internal Area 710 Sq Ft - 66.0 Sq M

For Illustration Purposes Only - Not To Scale
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Energy Efficiency Rating	
Current	Potential
77	88
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) 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	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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