



Brixton Hill Court | Brixton, SW2



A brilliant one bedroom apartment in this sought after private 1930's block within a few minutes' walk of Brixton town centre. Situated at the rear of the building, this ground floor property features a spacious living room with an industrial style kitchen off it. There is a double bedroom off the reception room and a three piece bathroom suite. The property also benefits from double glazed windows and shutters in the living room and bedroom.

Brixton Hill Court is a popular elegant development with a residents' caretaker and a large communal garden to the rear.

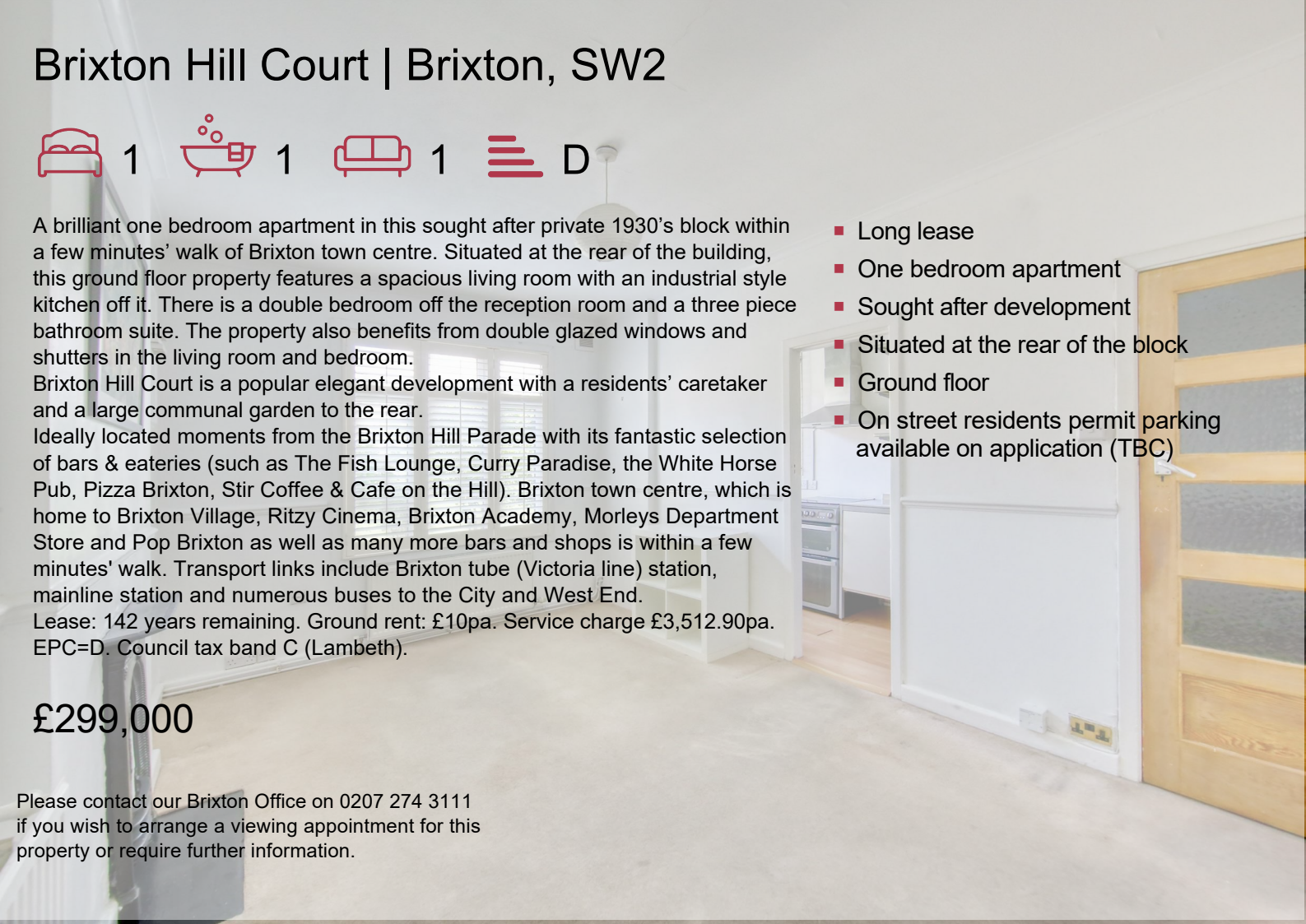
Ideally located moments from the Brixton Hill Parade with its fantastic selection of bars & eateries (such as The Fish Lounge, Curry Paradise, the White Horse Pub, Pizza Brixton, Stir Coffee & Cafe on the Hill). Brixton town centre, which is home to Brixton Village, Ritzy Cinema, Brixton Academy, Morleys Department Store and Pop Brixton as well as many more bars and shops is within a few minutes' walk. Transport links include Brixton tube (Victoria line) station, mainline station and numerous buses to the City and West End.

Lease: 142 years remaining. Ground rent: £10pa. Service charge £3,512.90pa. EPC=D. Council tax band C (Lambeth).

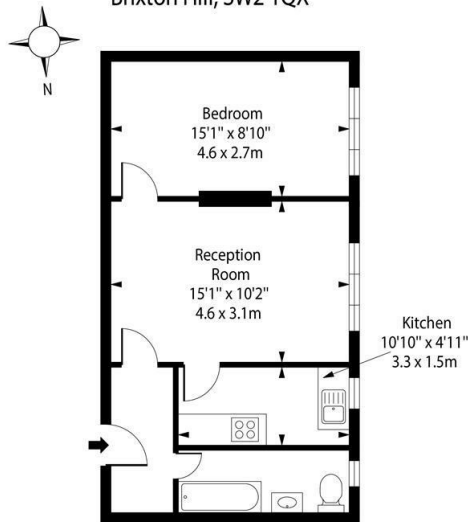
- Long lease
- One bedroom apartment
- Sought after development
- Situated at the rear of the block
- Ground floor
- On street residents permit parking available on application (TBC)

£299,000

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



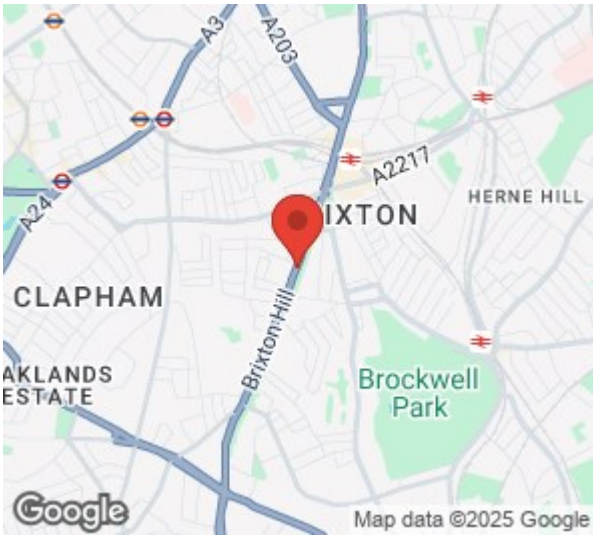
Brixton Hill Court,
Brixton Hill, SW2 1QX



Ground Floor

Approx Gross Internal Area 430 Sq Ft - 40.0 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			(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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