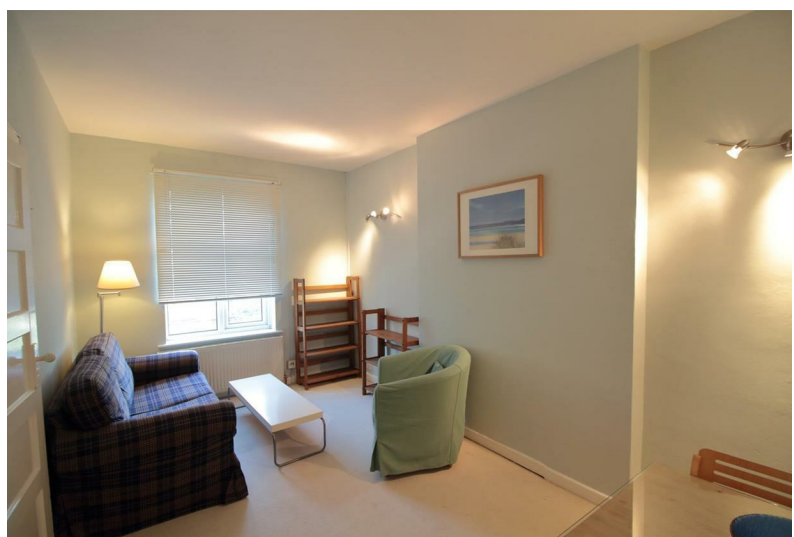


# Effra Court | London, SW2



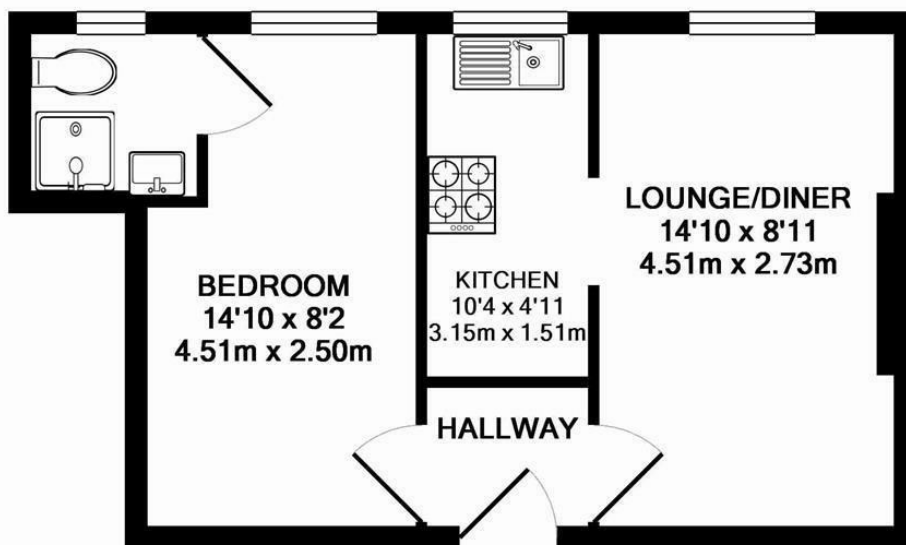
**£1,550 PCM**

- One bedroom apartment • Sought after building • Excellent location • Double glazed windows • Leasehold covenants may apply • On street residents permit parking available on application (tbc)

# Effra Court | London, SW2



A one bedroom apartment in this sought after private 1930's building moments from Brixton town centre. This second floor (with a lift) property comprises a good sized reception room leading to a kitchen, double bedroom and en-suite shower room. The development also benefits from a small rear communal garden. Transport links are excellent and include Brixton tube, Brixton mainline and numerous buses. Local bars and shops are within few minutes walk. Perfect for a single professional or a couple. Available immediately as unfurnished. Please note photos were taken prior to the current tenancy.



FLOORPLAN FOR GUIDANCE ONLY

TOTAL APPROX. FLOOR AREA 340 SQ.FT. (31.6 SQ.M.)

KeyAGENT LTD Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about KeyAGENT please visit [www.keyagent.co.uk](http://www.keyagent.co.uk) (Tel: 0845 475 4165)  
Made with Metropix ©2011

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



**Eden Harper**  
3 Arlington Parade, Brixton Hill, Brixton, SW2 1RH  
**0207 274 3111**  
[brixsales@edenharper.com](mailto:brixsales@edenharper.com)  
[www.edenharper.com](http://www.edenharper.com)