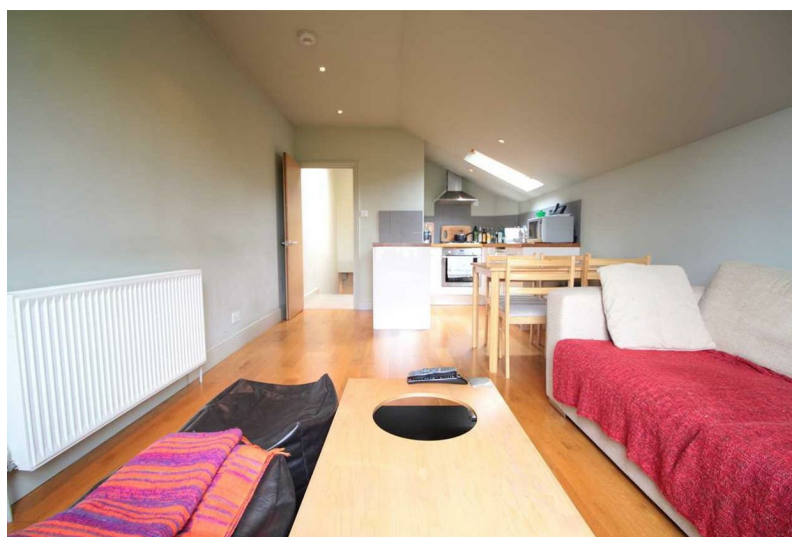


Holmewood Gardens | Brixton Hill, SW2



£1,900 PCM
Part furnished

- Two bedroom split level conversion flat • Top floor • High standard finish • Quiet residential area • Leasehold covenants may apply • On street residents permit parking available on application

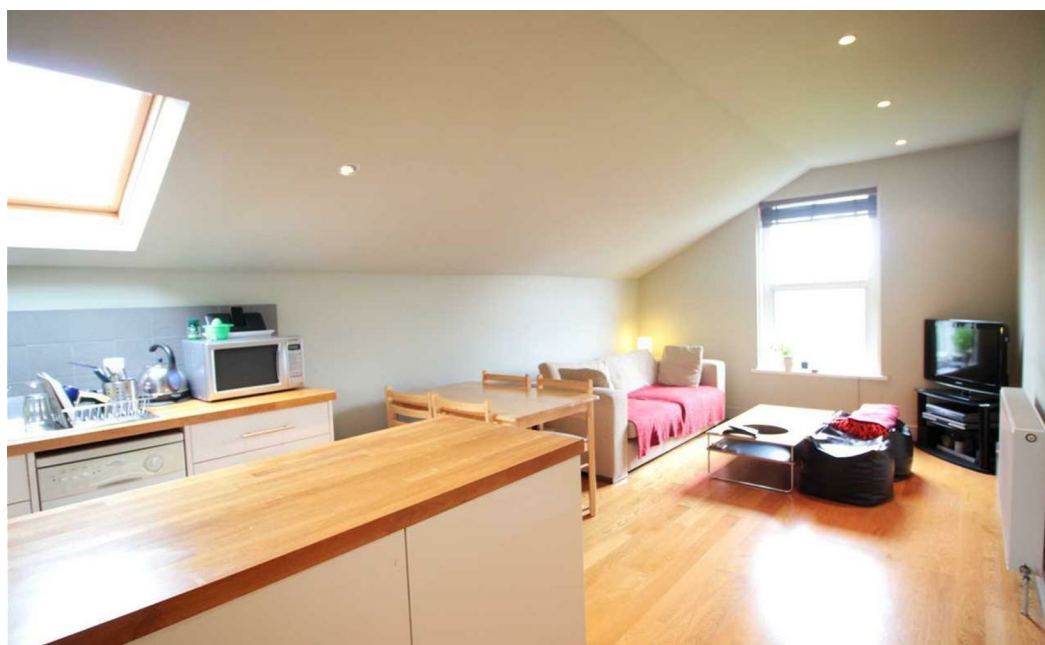
Holmewood Gardens | Brixton Hill, SW2



A beautifully presented split-level two bedroom conversion flat in this desirable conservation area towards the top of Brixton Hill. Occupying the second floor of a handsome Victorian house, the property features a modern open plan kitchen/reception room with wooden flooring and velux windows. There are two bedrooms, not huge but both doubles and a fabulous bathroom suite. The property is located close to Brockwell Park and only 10 minutes away from 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 & Caf   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 15-20 minutes' walk or few bus stops away. Transport links include Brixton tube station, mainline station and numerous buses to the City and West End. Perfect for 2 professional sharers or a couple and available from late July as part furnished. Please note photos were taken prior to the current tenancy.

Monthly rent: £1900. Deposit: £2192. EPC=C. Council tax band: C (Lambeth).

- Two bedroom split level conversion flat
- Top floor
- High standard finish
- Quiet residential area
- Leasehold covenants may apply
- On street residents permit parking available on application



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales 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.



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