



Coldharbour Lane | Brixton, SW9



A larger than average 2 bedroom conversion flat moments from Brixton town centre. Set back from the road and with a beautiful large communal garden, this lower ground floor property comes with its own front door. It welcomes you into a stylish L-shaped kitchen which then opens onto a spacious living room. There are two double bedrooms, additional study and a modern bathroom.

Transport links include Brixton tube station, mainline station and numerous bus links.

Lease: 104 years remaining. Share of Freehold is also possible at additional cost (£10,500). Service charge: £300pa. Ground rent: £0.

In owners' words:

Our three favourite things about this flat are:

The generous reception room with open plan kitchen, which provides a fantastic space for entertaining and hosting

The large sunny room at the back of the house with access from both bedrooms, which we use as a home gym, office space, and music room. It's perfect for working from home.

The location - just a minute from the restaurants and shops of buzzing Brixton village, and a 5-minute walk to Brixton tube station - and we're the end of the line, so you'll always get a seat!

In the five years we've lived here, we've made some much-needed updates including a new kitchen and bathroom, boiler, and double glazing throughout the property.

Although the flat is part of a converted house, we're lucky enough to have our own front door and porch area.

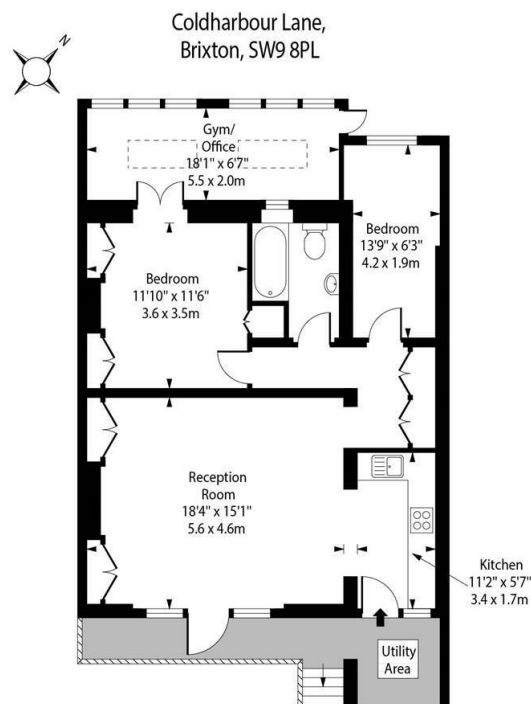
The shared garden is huge, with several seating areas including a patio right outside our main living space, plus space for bike storage. We've loved living here and we hope you'll love it too.

- Two bedroom conversion flat
- Own front door
- Large communal garden
- Excellent location

£540,000

Viewing

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



Lower Ground Floor

Approx Gross Internal Area 875 Sq Ft - 81.3 Sq M

For Illustration Purposes Only - Not To Scale
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
(21-37) F			(21-37) F		
(1-20) G			(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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