



## Loughborough Park | Brixton, SW9



A stunning one bedroom maisonette on a pretty road moments from Loughborough Park and within a short walk of Brixton town centre. Arranged over two floors, the property comes with its own front door and it feels like a house. It features a beautifully presented front reception room, a good sized double bedroom with a large built-in wardrobe at the rear, a cosy but well fitted kitchen and a modern bathroom.

Ideally located within a few minutes' walk of Brixton town centre, which is home to Brixton Village, the Ritzy and Brixton Academy as well as numerous bars and shops. Transport links include Brixton tube station, Brixton, Herne Hill and Loughborough Junction train stations as well as numerous buses to the City and West End.

### In owner's words:

While only a stones throw away from the vibrancy of Brixton and all it has to offer (I particularly love the culinary delights of Brixton Village and checking out what's on at the theatre space Brixton House) the flat, being in a conservation area, truly feels like a tranquil space with tree views from every window. I've got to know many neighbours during my time on the street either from gardening at home or joining community meet ups across the road in Loughborough Park often ending at one of the local breweries...of which there are many or even wassailing the local orchard at Loughborough Farm! The park itself is a hidden gem only those in the vicinity know about with a playground, sports courts, allotments and a peaceful spot to put down a blanket on the grass in the summer when other parks become crowded. It offered me the best of both worlds, city vibrancy with peaceful green spaces - often a rare find in London which I am sad to leave!

Lease: 106 years remaining. Service charge: £397.88pa. Ground rent: £10pa. Ground rent review period: 2026. EPC=D. Council tax band: B (Lambeth).

- One bedroom maisonette
- Own front door
- Beautifully presented
- No chain
- On street residents permit parking available on application

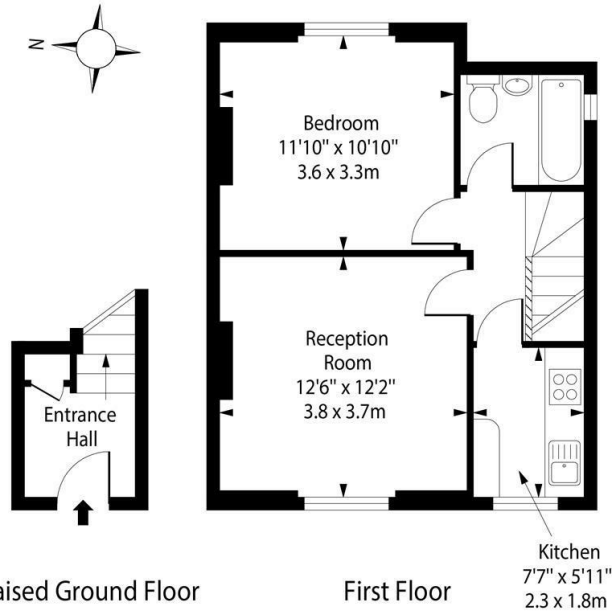
**£370,000**

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



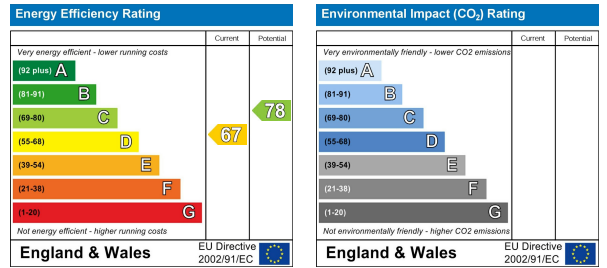
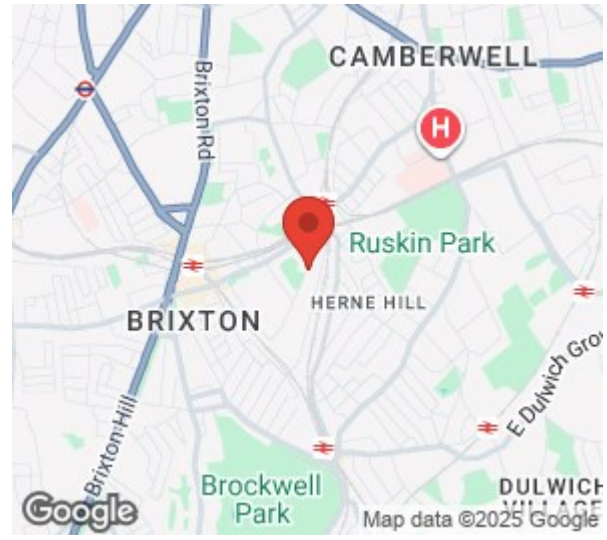


Loughborough Park,  
Stockwell, SW9 8TP



Approx Gross Internal Area 458 Sq Ft - 42.5 Sq M

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3 Arlington Parade, Brixton Hill, Brixton, SW2 1RH  
Tel: 0207 274 3111 | brixsales@edenharper.com | www.edenharper.com