

# Austin House | Brixton, SW2



**£1,300 PCM**

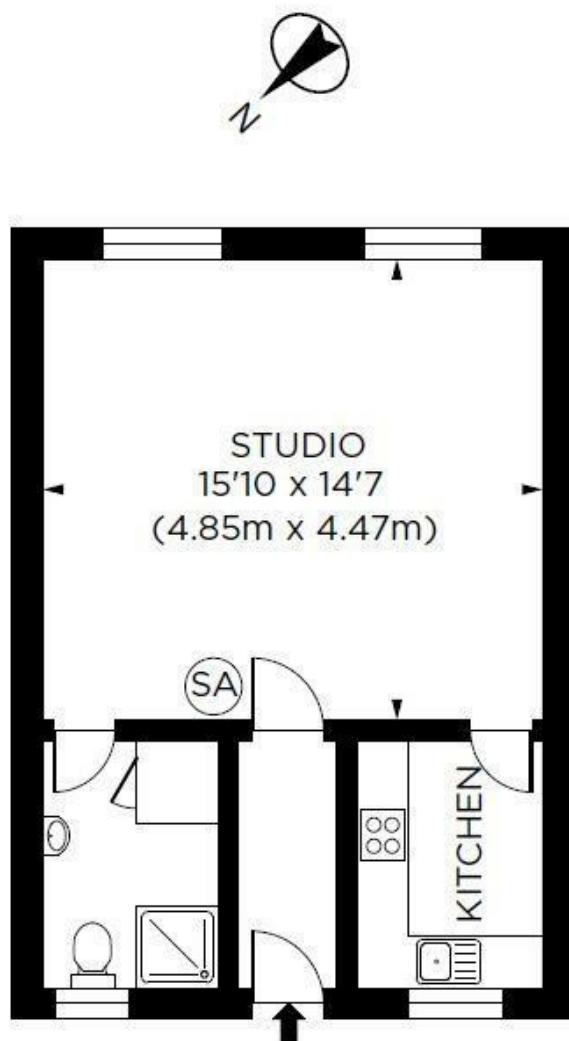
- Studio flat • Short walk to Brixton tube and Brockwell Park • Perfect for a single professional • No parking • Leasehold covenants may apply • Bills excluded

# Austin House | Brixton, SW2



A very spacious studio apartment in a private block on the corner of Lambert Road & Brixton Hill. The flat features a large studio room, a separate kitchen with a washing machine, oven, hob and a fridge as well as a modern shower room. The flat also benefits from double glazed windows and entryphone system. Ideally located within 10 minutes walk of Brixton which is home to Brixton Village, Ritzy Cinema and Brixton Academy as well as various bars and shops. Transport links include Brixton tube station, mainline station and numerous buses to the City and West End.

Suitable for a single professional and available immediately as part furnished. Bills excluded. Monthly rent: £1300. Deposit: £1500. Council tax band A (Lambeth). EPC=C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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