



## Mauleverer Road | Brixton/Clapham, SW2

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A three bedroom terraced house on a residential road between Brixton and Clapham. The property features a front living room, a second reception room/dining room and a large kitchen/breakfast room downstairs. Upstairs there are 3 bedrooms as well as a bathroom. A private garden completes this property. Even though it needs work, the location makes up for it.

Ideally located within this desirable residential pocket between Brixton and Clapham with numerous bars, shops and restaurants within a walking distance.

Transport links are excellent and include Brixton tube station (Victoria Line) and Clapham North (Northern Line) tube stations as well as numerous bus links.

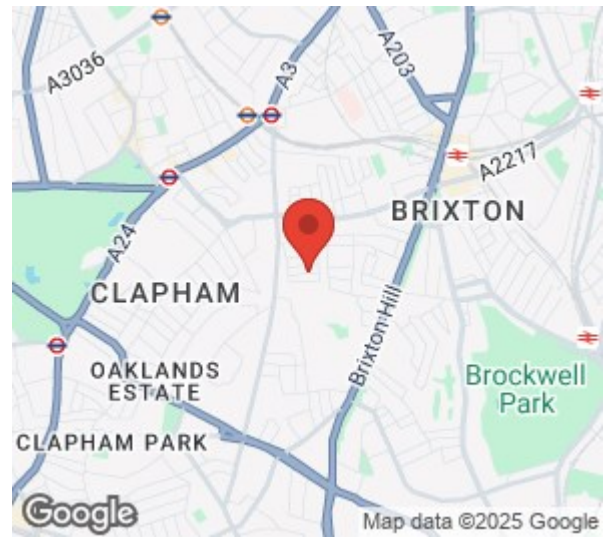
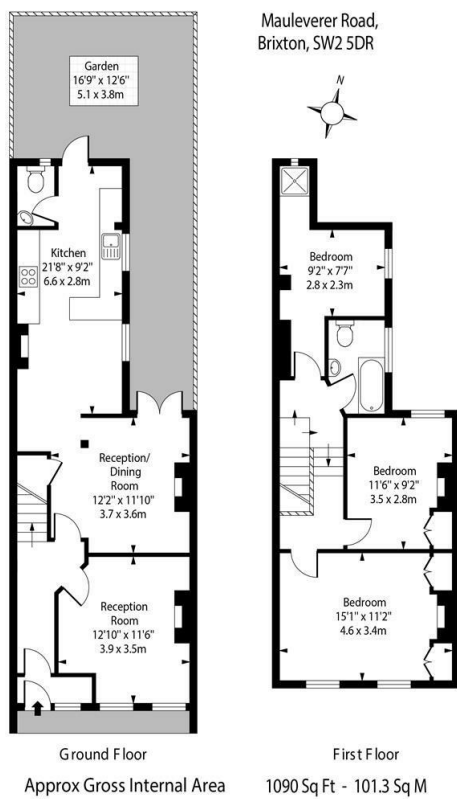
EPC=D. Council tax band E (Lambeth). On street residents' parking permit available on application.

**£750,000**  
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.







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



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