

Glanville Road | Brixton, SW2



£360,000
null

A spacious two bedroom apartment with a balcony on the ever popular and well looked after Blenheim Gardens estate between Brixton and Clapham. This first floor property is well presented and features a large reception room flooded with light and opening onto a modern kitchen. There are two double bedrooms (one bigger than the other) and a contemporary bathroom. The property also benefits from double glazed windows and ample storage.

The development was previously mentioned in The Guardian as one of the ten best estates in the UK. It is a stone's throw from the well maintained communal space of Windmill Gardens and only 5 minutes away from the 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 and Café 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 minutes' walk or few bus stops away. Brockwell Park and Clapham Common are both within a walking distance. Transport links include Brixton tube station (Victoria Line), Brixton mainline station, Clapham Common station (Northern Line) and numerous buses to the City and West End.

Lease: 91 years remaining. Service charge: £1,887.35 pa. Ground rent: £10 pa. EPC=C. Council tax band B (Lambeth).



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		
	76	81
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.