



Tudor Close | Brixton Hill, SW2



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000.

A beautiful studio apartment in this sought after gated Tudor style development with residents' only swimming pool (open in summer months) and communal gardens. This top floor flat is located in arguably the best location within the entire development. The property features a bright and good sized studio room, a separate modern kitchen and a pretty modern bathroom.

Tudor Close is a popular secure development with a great community. Brixton town centre is within 15 minutes' walk or a short bus ride. Transport links include Brixton tube station, mainline station and numerous buses to the City and West End.

No chain. Lease 120 years remaining. Ground rent £15. Service charge £3940.96 pa. Council tax band A (Lambeth). EPC=D.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

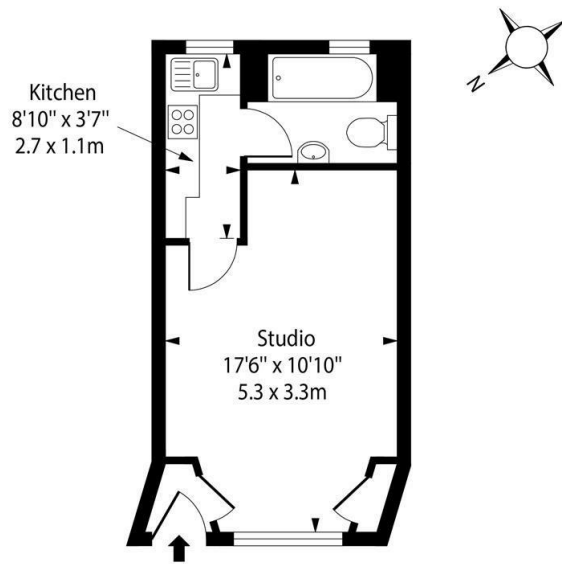
- Studio flat
- Sought after gated development
- Top Floor
- Own front door
- Residents' only swimming pool
- Communal gardens
- Heating & hot water included in the service charge

Guide Price £180,000

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.

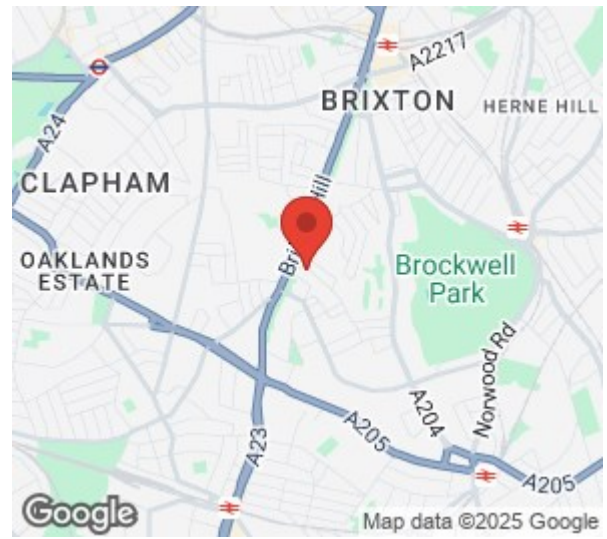
Tudor Close,
Brixton Hill, SW2 2AD



Second Floor

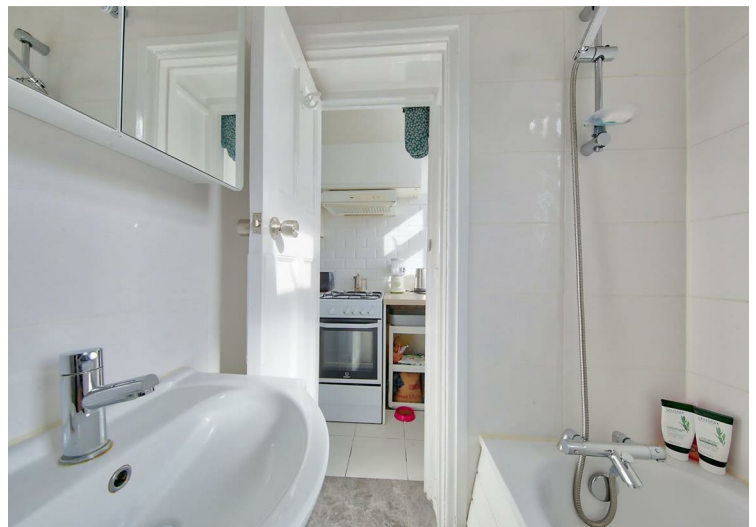
Approx Gross Internal Area 255 Sq Ft - 23.7 Sq M

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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