



**Effra Parade**  
London, SW2 1PG

- Flexible move in date
- One double bedroom ground floor apartment
- Freshly decorated and enhanced
- 10 minute walk to Brixton & Herne Hill Stations

**£1,650 pcm**  
EPC Rating '75'







## Property Description

A fully FURNISHED ground floor apartment opening up onto a quiet Courtyard, Our long term tenants are sadly leaving and we would like to find a suitable professional person or couple to fill their shoes!

We are offering ZERO DEPOSIT SCHEME and our tenants are flexible with their move out date.

**The property has been freshly decorated and since photo taken, shower screen, new flooring, updated kitchen with white door fronts, new hob and oven.**

This well-presented ground floor apartment is situated on a quiet residential road within walking distance to Brixton and Herne Hill tube station and local amenities.





The property comprises of:

#### **ENTRANCE:**

Entrance door from the communal hallway leading to an entrance hall with two storage cupboards

#### **LIVING ROOM**

11' 4" x 18' 5" (3.46m x 5.60m)

This spacious living room includes a dining area with plenty of room for entertaining. It's flooded by daylight from the double floor length window which looks out onto a quiet courtyard.

#### **BEDROOM**

10' 1" x 15' 5" (3.07m x 4.7m)

This double bedroom includes a built-in double wardrobe and window that looks out onto the courtyard.

#### **KITCHEN**

6' 2" x 9' 10" (1.88m x 3m)

The kitchen is fitted with modern units comprising of a single oven with hob with plenty of cupboard and worktop space.

#### **BATHROOM**

Fitted with a three piece suite in white with tiled walls.

EPC Rating C

Council Tax Band C

Holding deposit = £158.65

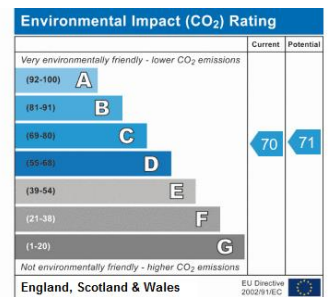
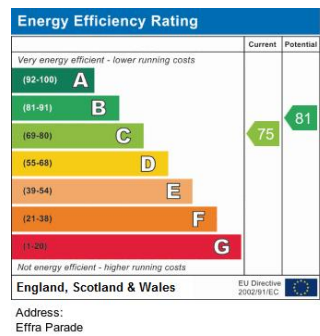
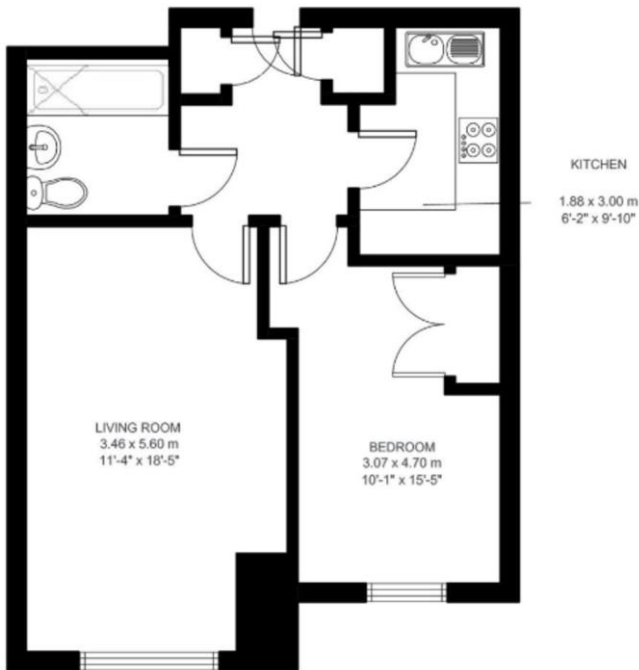
Available from - ASAP.

For further details please contact our office, where we'd be delighted to arrange a viewing.

Please note, the property has been updated since the photographs were taken. However gives you an idea of the living space.

Updated kitchen with brand new hob and oven, shower screen, laminated flooring. Freshly decorated.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements