



53c Trent Road, Brixton, London, SW2 5BJ

£750,000

*** OPEN FOR VIEWINGS, SATURDAY 4/5/2024 - CALL NOW TO RESERVE YOUR SLOT *** This split-level two double bedroom apartment located just off Brixton Hill offers a blend of Victorian charm and modern luxury. With over 860sq.ft of floor space, it boasts architectural elegance with meticulous decoration throughout. EPC rating C.

Comprising a spacious, loft style, open plan reception room featuring a vaulted ceiling with large, double glazed sash windows and roof lights, providing a contemporary and versatile living and entertaining space, two fantastic double bedrooms, a newly fitted, fully tiled, luxurious bathroom with underfloor heating, modern kitchen and a large, unique mezzanine adding character and additional usable space, perfect for a variety of uses, such as a reading nook, home office, or a relaxation area.

Nestled on Trent Road, a quiet residential street, the apartment enjoys close proximity to the many superb shops, restaurants and bars of both Brixton and Clapham town centres, the nearby Brockwell Park in addition to excellent transport links via the Victoria & Northern Lines. Viewing is highly recommended to appreciate the space and charm this property has to offer.

HALLWAY



LIVING ROOM



KITCHEN



BEDROOM 1



LIVING ROOM



BEDROOM 2



BATHROOM



FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

All measurements quoted are approximate.

FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

Alan Cooke Estate Agents Ltd

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MEZZANINE



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

TENURE

Shared Freehold with lease of 125 years from 2009 (approx 110 years remaining)

Ground rent: Nil

Service charge: Nil

COUNCIL TAX

Band D

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.



Trent Road

Approx internal area: 861 sqft / 80 sqm

