



Coal Lane | London | SW9 8FZ

Leasehold

£600,000

- Two double bedrooms
- Two bathrooms
- Top floor
- Modern Kitchen
- Open plan living
- Chain free
- Brixton Tube
- Local amenities
- Excellent bus routes
- Loughborough Junction



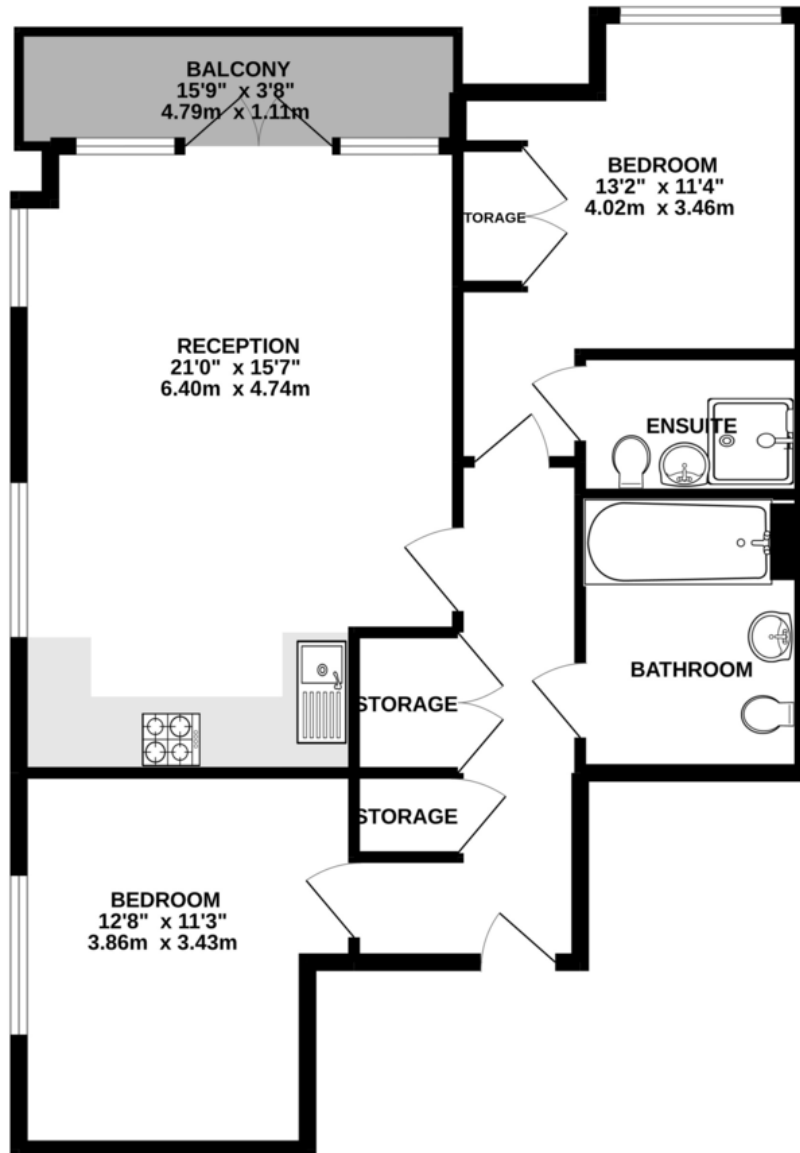
Stunning two bedroom apartment in an enviable location, right in the heart of Brixton. This top floor flat boasts a modern open plan living room and kitchen with large windows and plenty of sunlight. There is also an incredibly sunny south-facing balcony off the main living space stretching the width of the reception. The modern kitchen has integrated appliances and air conditioning throughout. There is a large three piece bathroom as well as an a shower-room en-suite in the master bedroom. The communal areas are excellently maintained and there is secure bike storage. The flat is a stones throw away from all the amenities of Brixton with Brixton village, Atlantic Road and Pop Brixton just around the corner. Brixton Tube and over ground are a short walk away as is Loughborough Junction with Thameslink routes to





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

GROUND FLOOR  
772 sq.ft. (71.7 sq.m.) approx.



## Viewing Arrangements

Strictly by appointment

## Contact Details

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TOTAL FLOOR AREA : 772 sq.ft. (71.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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