



**TO LET**

**79 Baytree Road, Sw2**  
**£445 pw**

**Lexadon Property Group are proud to bring a brand-new development to the market on Acre Lane.**

- **Apartment - Unfurnished**
- **1 Bed + 1 Reception**
- **1 Bathroom**
- **Shower**
- **Dish Washer**
- **Accessibility: Lift**
- **No Parking**
- **Balcony**
- **Washing Machine**
- **Bike Storage**



**£445 pw**

79 Baytree Road,  
Brixton,  
London  
SW2 5DP

Lexadon Property Group are proud to bring a brand-new development to the market on Acre Lane.

Our development on Acre Lane/ Baytree road is suited perfectly between Clapham and Brixton, offering you the best of both worlds.

This new build development presents a beautiful collection of 1, 2 and 3 bedroom apartments to rent. With spacious, light-filled living areas, sleek modern kitchens and cozy bedrooms, these un-furnished apartments offer you a chance to call somewhere home. Renting a property at this development will offer you bike storage, communal garden, private outdoor spaces for every apartment, 24 hours CCTV, security alarms, lift access, dishwashers, washer dryers and a great community feel. Whether you're a busy professional or a family, this development is the ultimate

#### >> Key Features

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destination that meets all your expectations. Our pet-friendly policy means you no longer have to choose between your pet or your home.

The apartments are in TFL Zone 2, which makes it one of the quickest most convenient spots to commute.

" 8 minutes' walk to Brixton Tube station

" 10 minutes' walk to Brixton Station

" 14 minutes' walk to Clapham North Tube station

" 16 minutes' walk to Clapham High street Overground station

" 20 minutes' walk to Clapham Common Tube station

Travel times taken from Google - check your commute via Google or Citymapper

Our development offers the widest variety of amenities.

There are lots of restaurants, bars, supermarkets, green spaces and gyms within walking distance.

You can also find delightful coffee shops for your daily dose of caffeine with numerous cafes dotted around the local area.

" 1-minute walk to Tesco

" 3-minutes' walk to Lidl

" 3-minutes' walk to Anytime

Fitness

" 7-minutes' walk to The Ritzy

Cinema

" 7-minutes' walk to F-Mondays coffee shop

" 5-minutes' walk to The Trinity

Arms

" 20-minutes' walk to Clapham Common

" 15-minutes' walk to Brockwell Park

The development is made up of four 1-bedroom apartments, twelve 2-bedroom apartments, three 3-bedroom apartments. This means you have a high chance of securing your dream home!

The properties will be let as strictly Un-furnished.

**£445 pw**

Available: As soon as possible  
(earliest Monday 3rd June 2024-  
8th June 2024)  
Un-furnished (Please note the  
photos are of the show home  
furniture not they actual furniture)  
EPC: TBC  
Council Tax Band: TBC

Lexadon Property Group is not an agency representing Landlords, we are the Landlord and as such can provide you with a unique and fresh approach to renting. No more selling or over the top marketing, at Lexadon we truly believe that direct contact with your Landlord from the outset is the most important thing to our tenants.

As an added security, Lexadon manages and maintains all of our properties with the help of our in-house team.

Click 'Request details' or 'Email Agent' and we will be more than happy to book you in and show you around.

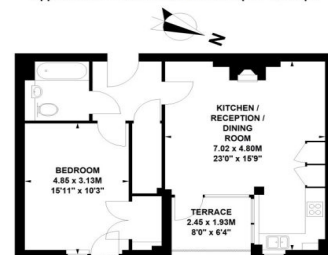
After all, who knows these properties better than the people who built them?





**Baytree Road, SW2**

Approximate Gross Internal Area 58 sq m / 624 sq ft



**Second Floor**

Floor Plan produced for Lexadon by Mays Floorplans © Tel 020 3397 4594  
 Illustration for identification purposes only, not to scale  
 All measurements are maximum, and include wardrobes and window bays where applicable



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Directions