



Brixton Water Lane, SW2 | Offers In Excess Of £650,000

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In General

- Private entrance
- Large reception/kitchen
- Principal bedroom with en suite
- Second double bedroom
- Family bathroom
- Private front & rear gardens
- Equidistant Herne Hill & Brixton
- Close to transport links
- Communal bike store
- Share of Freehold

In Detail

We are delighted to bring to the market this spacious two double bedroom, two bathroom Maisonette for sale within an end of terrace period building on Brixton Water Lane SW2.

The spacious accommodation comprises a large reception room with windows to front, custom made shelving to one alcove and double cupboard with overhead shelving to corner, coving, ample space for a large table & chairs, The kitchen area has a modern range of wall & base units incorporating integrated fridge/freezer, oven & hob, dishwasher, and space for washing machine. Off the reception room is a store room which houses the boiler and has space for tumble dryer.

The principal bedroom has large double glazed windows to the front, large built-in four doored wardrobes to one wall. There is an en-suite shower room comprises shower cubicle, low level wc, wall mounted hand basin. The second bedroom has double doors leading to the private garden. The family bathroom comprises bath, wc and wash hand basin.

To the rear is a private paved garden which has ample space for a table & chairs to entertain family & friends, and the property further benefits from its own front garden and there is the benefit of a communal bicycle room for all residents.

Brixton Water Lane is a popular location, with easy access to central Brixton with its large array of shopping facilities, railway station & tube and the popular Ritzy Cinema. Central Herne Hill has a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and access to the vast expanse of Brockwell Park with its lido & cafe.

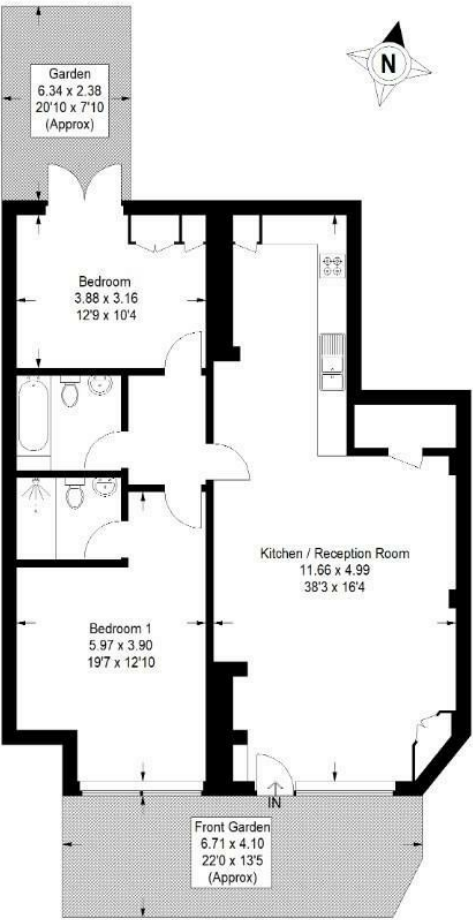
EPC: C | Council Tax Band: D | Lease: 106 years remaining | SC £1,010 pa | GR: Nil | BI:



Floorplan

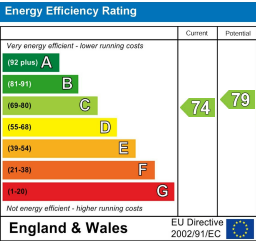
Brixton Water Lane, SW2

Approximate Gross Internal Area
95.4 sq m / 1027 sq ft



Ground Floor

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These plans are for representation purposes only
as defined by RICS - Code of Measuring Practice.
Not drawn to Scale. Windows and door openings
are approximate. Please check all dimensions,
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