

Sudbourne Road | Brixton, SW2



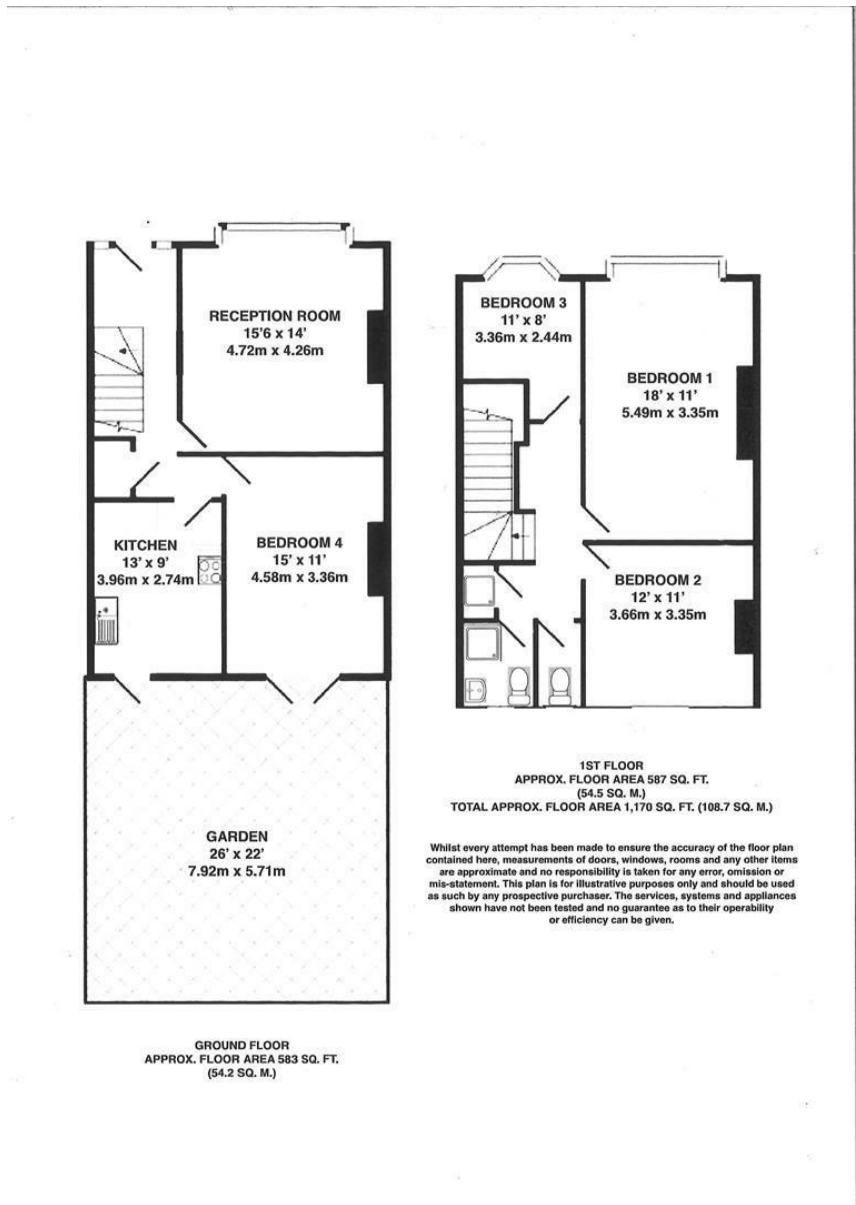
£4,500 PCM

- 4 bedroom house • Excellent location • Moments from Brixton town centre • Garden • On street residents permit parking available on application • 4 double bedrooms • 2 W/C • 5 min walk to Brixton Tube • Dishwasher • Available 22nd September

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A substantial 1930's terraced house on one of Brixton's most desirable residential roads. The property features a large front reception room, separate modern kitchen, 4 double bedrooms (one slightly smaller than the others), 2 shower rooms and a private garden. Ideally located, the house is moments from Brixton town centre, which is home to Brixton Village, the Ritzy and Brixton Academy as well as various bars and shops. Transport links include Victoria line tube station, mainline station and numerous buses to the City and West End. Available from 22nd September as part furnished. Please note photos were taken prior to the current tenancy.
Council tax band E (Lambeth). EPC=D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



Eden Harper
3 Arlington Parade, Brixton Hill, Brixton, SW2 1RH
0207 274 3111
brixsales@edenharper.com
www.edenharper.com