



Effra Road, London SW2 1BX



welcome to
Effra Road, London

A beautifully presented split-level garden apartment for sale, offering three well-proportioned double bedrooms, exceptional lateral space and a private rear garden extending to approximately 70 feet. Set within an attractive Victorian end-of-terrace, it enjoys a discreet yet convenient position just moments from the heart of Brixton.

Arranged over two thoughtfully planned floors and extending to in excess of 1,200 sq ft, the apartment combines generous proportions with a refined balance of period character and contemporary design. Set back from the road, it benefits from a notably peaceful outlook, while remaining within a five-minute walk of Brixton Underground Station and the Victoria line.

The raised ground floor is dedicated to living and entertaining. Defined by high ceilings, the reception room features a large bay window and a working log burner. Adjacent sits a striking bespoke eat-in kitchen, installed approximately three years ago and finished to an excellent specification. Fully integrated and designed with both form and function in mind, it provides extensive storage and preparation space, a Smeg range cooker, wine fridge and a distinctive dark matte finish, complemented by a timber splashback. There is ample space for a generous dining table, making this an ideal setting for both day-to-day living and entertaining.





Total floor area 114 m² (1,226 sq.ft.) approx.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Effra Road, London

- Three well-proportioned double bedrooms
- Two contemporary bathrooms, including en-suite
- Handsome Victorian end-of-terrace conversion
- In excess of 1,200 sq ft of internal accommodation
- Approximately 70 ft private, low-maintenance rear garden

Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: 1500.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Jul 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£1,080,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CPM108325



Property Ref:
CPM108325 - 0012

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