



**Brixton Hill, London SW2 1EQ**

**welcome to**  
**Brixton Hill, London**

GUIDE PRICE £550,000-£575,000

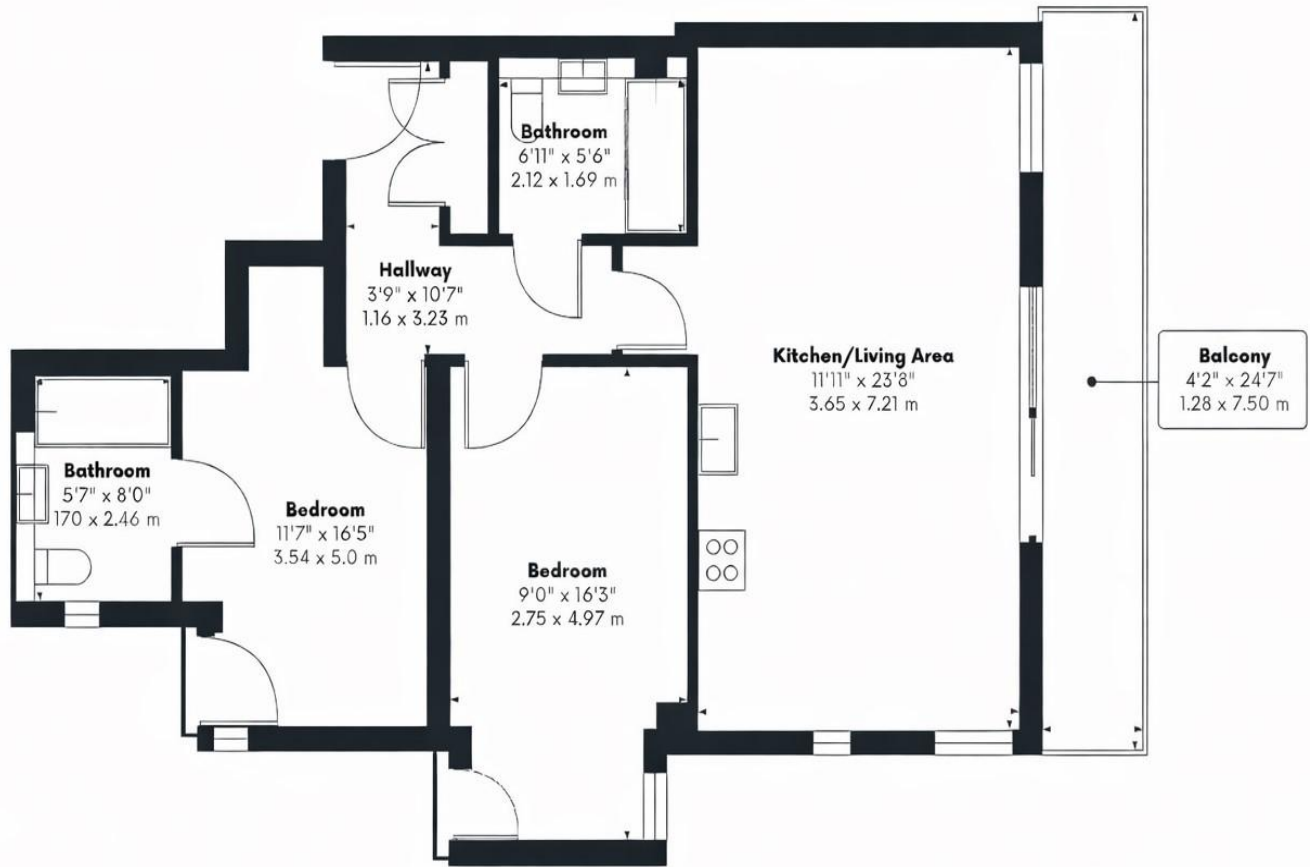
A beautifully presented two double bedroom apartment set within a modern development, conveniently located a short walk from Brixton Village and Brixton Underground station.

Offering over 830 sq ft of well-balanced accommodation, the property comprises two generous double bedrooms, two bathrooms and a full-width private terrace. The apartment forms part of a secure contemporary building with audio-visual entry system, lift access, wheelchair accessibility, bicycle storage and a residents' garden.

The dual-aspect open-plan reception room provides a bright and spacious living area, ideal for both relaxing and entertaining. The adjoining kitchen is fitted with sleek cabinetry in a soft cashmere finish, integrated appliances and excellent storage. Large sliding doors open directly onto the terrace, creating a seamless connection between the living space and outdoor area, perfect for al-fresco dining and socialising.

Ideally positioned just off Brixton Hill, the development enjoys easy access to Brixton, Streatham Hill and Balham. Brixton's renowned restaurants, cafés, nightlife and the Victoria Line Underground station are within easy walking distance, while Streatham Hill offers additional shops, bars and mainline rail services to London Bridge and Victoria. Numerous bus routes along Brixton Hill provide fast connections into Central London.





Total: 835 sq ft / 77.5 sq m

welcome to

## Brixton Hill, London

- Spacious two double bedroom, two bathroom apartment extending to approximately 830 sq ft, set within a secure modern development.
- Bright dual-aspect open-plan reception and kitchen with integrated appliances and sleek cashmere-finish cabinetry.
- Full-width private terrace accessed via large sliding doors, ideal for outdoor dining and entertaining.
- Well-maintained building with lift access, audio-visual entry system, wheelchair accessibility, bike storage and a shared residents' garden.
- Excellent location just off Brixton Hill, within easy reach of Brixton Village, Brixton Underground (Victoria Line), Streatham Hill and Balham, with superb transport links and local amenities.

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 4009.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as guide price

# £550,000



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Property Ref:  
CPM108421 - 0006

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