



**4 RATHGAR ROAD
LONDON**

**£425,000
LEASEHOLD**

Nestled on Rathgar Road in the vibrant area of Brixton, this charming two-bedroom ground floor apartment presents an excellent opportunity for those seeking a modern living space in a desirable location. Spanning 601 square feet, the property boasts a well-designed open plan kitchen and reception area, perfect for both entertaining and everyday living.

The apartment features two generously sized double bedrooms, each equipped with built-in wardrobes, providing ample storage. The contemporary bathroom is finished to a high standard and throughout the property, you will find a modern finish complemented by attractive wood flooring in the living areas.

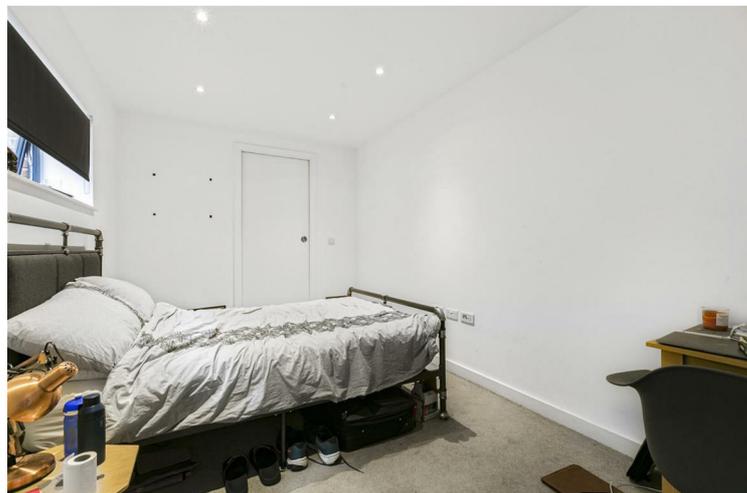
One of the standout features of this apartment is the private rear patio, offering a delightful outdoor space. The property is situated within a purpose-built block, ensuring a sense of community while maintaining privacy.



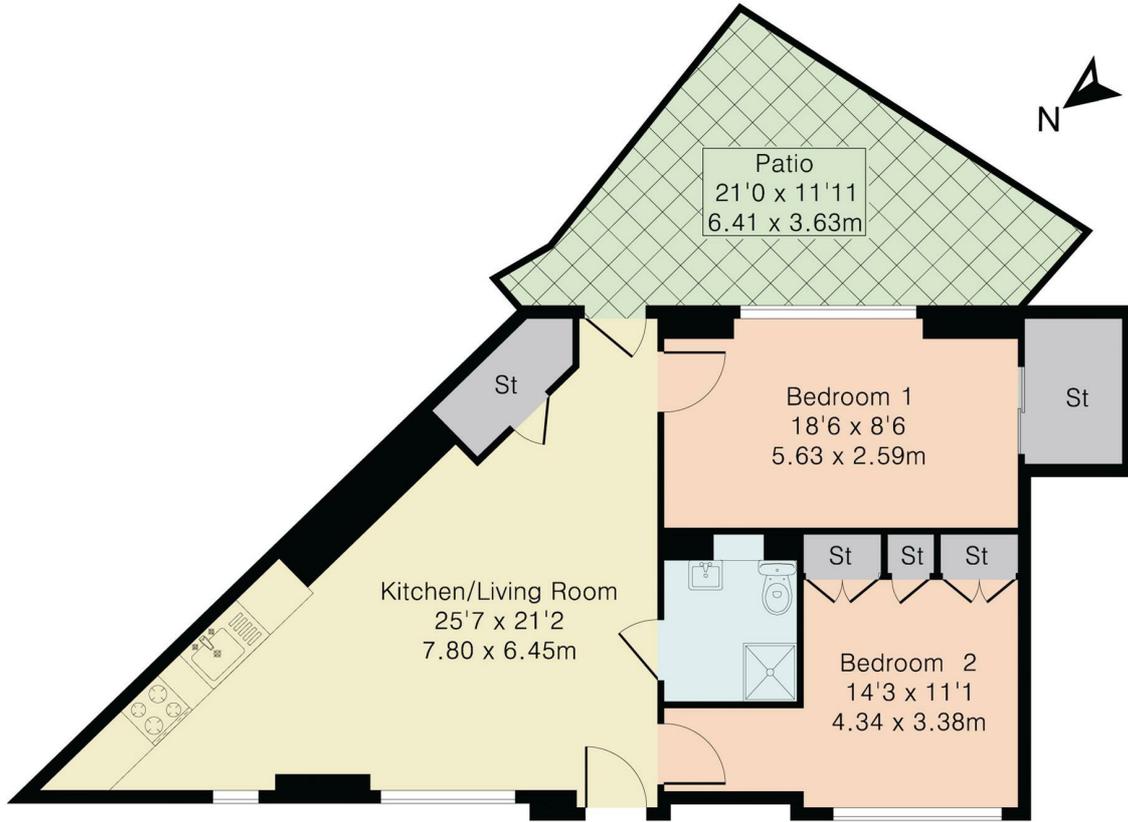
- Two Double Bedrooms • Open Plan Kitchen/Living • Modern Finish Throughout • Private Rear Patio



- Near Loughborough Station
- EPC Rating: D
- Council Tax Band D (Lambeth)
- Leasehold: 116 Years Remaining



Approximate Gross Internal Area 601 sq ft – 56 sq m



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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