



**Effra Parade, London SW2 1PF**

**welcome to**

## **Effra Parade, London**

The property offers a practical and spacious layout, making it suitable for both owner occupiers and investors alike.

Internally, the property is in good decorative order throughout, with the added benefit of long-distance views towards central London - a real feature of the flat that is even more impressive in person.

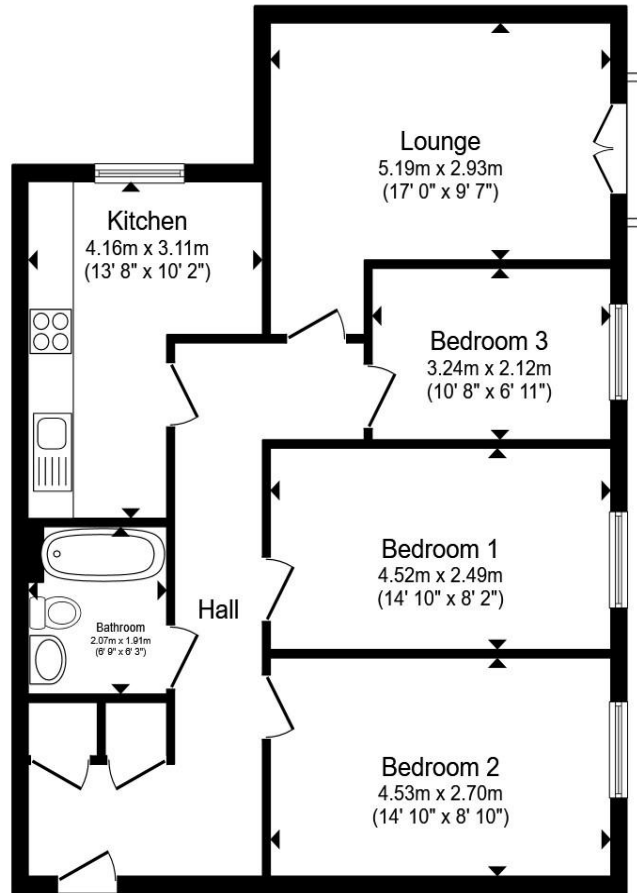
Accommodation comprises three well-proportioned bedrooms, a bright reception area, a functional kitchen and a family bathroom. The kitchen has been refurbished and features a reclaimed hardwood countertop, adding both character and quality to the space.

The building itself forms part of a well-established residential setting, predominantly made up of purpose-built and mansion-style blocks.

The property is well located for both Brixton and Herne Hill, each offering a wide range of supermarkets, cafés and restaurants. Brixton is renowned for its vibrant market and nightlife, while Herne Hill provides a more village-like feel with independent shops and a popular weekend market.

For those who enjoy open space, Brockwell Park is in close proximity, offering expansive green areas, sports facilities and the well-known lido.





### Third Floor

Total floor area 75.2 m<sup>2</sup> (809 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](http://www.propertybox.io)



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## Effra Parade, London

- Spacious three bedroom third floor flat
- Good Condition throughout
- Located between Brixton and Herne Hill
- Ideal investment strong rental demand in the area
- Great transport links

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1947.96

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Mar 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STM110638 - 0004

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