



**Effra Parade, London SW2 1PG**

***welcome to***

**Effra Parade, London**

A spacious and well-proportioned one double bedroom apartment, positioned on the third floor of a modern and immaculately maintained purpose-built development, offering close to 500 sq ft of balanced accommodation within a secure gated setting.



The apartment provides an excellent blank canvas for a purchaser to personalise, with a notably generous 16-foot reception room forming the heart of the home, offering ample space for both living and dining while benefiting from excellent natural light throughout, offering a lovely south-west facing view across the rooftops and trees of the city.

The contemporary fitted kitchen is well appointed with integrated appliances and clean, modern finishes, making it equally suited to everyday living and entertaining. The double bedroom is a comfortable size, complemented by built-in wardrobes providing practical storage, while the stylish three-piece bathroom suite is finished to a smart, contemporary standard.

Further benefits include double glazing, a secure entry phone system and well-kept communal areas, enhancing both comfort and peace of mind, along with a lift providing easy access to the third floor.

Ideally located on the ever-popular Effra Parade, the property sits moments from the open green spaces of Brockwell Park and is perfectly positioned for Brixton and Herne Hill stations, both being just half a mile away, providing excellent connections via the Victoria Line, Thameslink and Southeastern services. The surrounding area delivers a vibrant lifestyle with an array of independent cafés, bars and restaurants, alongside the renowned Brockwell Lido and the much-loved weekly farmers' markets.



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welcome to

## Effra Parade, London

- Third floor one double bedroom apartment within a secure gated development
- Approximately 500 sq ft of well-balanced accommodation throughout
- Generous 16 ft reception room offering flexible living and dining space
- Contemporary fitted kitchen and modern three-piece bathroom suite
- Ideally located moments from Brockwell Park and within easy reach of Brixton & Herne Hill stations

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1850.00

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 Leasehold packs.

# £335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CPM108382 - 0007

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