



Flat (EPC Rating: D)

**FLAT 4 42 BRIXTON  
ROAD, OVAL,  
LONDON, SW9 6BT**

**£2,000 Per  
Month**



**Avrasons**  
Est. 1965

# 2 Bedroom Flat located in London

Large two double bedroom top floor flat on Brixton Road minutes from Oval underground station.

This property consists of two large double bedrooms, spacious sitting room with dining area, fully fitted kitchen including breakfast bar, bathroom/ WC. Full gas central heating. Close to Oval Underground Station and local amenities. Offered Furnished, Available 7th November

EPC - D

Council Tax - Lambeth Band C

Holding Fee: 1 Weeks Rent

Damage Deposit: 5 Weeks Rent

Call us on

02075824011

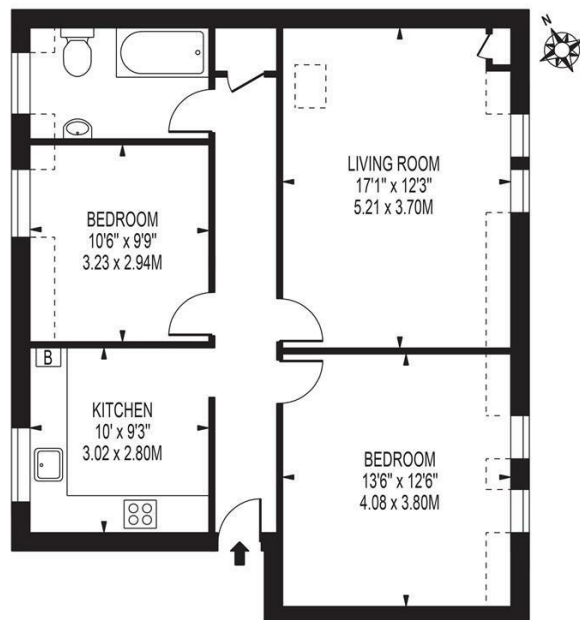
[lettings@avrasons.co.uk](mailto:lettings@avrasons.co.uk)

[www.avrasons.co.uk](http://www.avrasons.co.uk)

Council Tax Band

C

**BRIXTON ROAD**  
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 736 SQ FT - 68.40 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA)  
APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 40 SQ FT - 3.76 SQ M



**TOP FLOOR**

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 68      | 75        |
| (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 are advised to recheck the measurements.

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