



£1,800 Per Month

- Two bedroom apartment
- Excellent location
- Double bedrooms
- Secure sought after block
- Leasehold covenants may apply
- On street residents permit parking available on application

Effra Court | Brixton, SW2

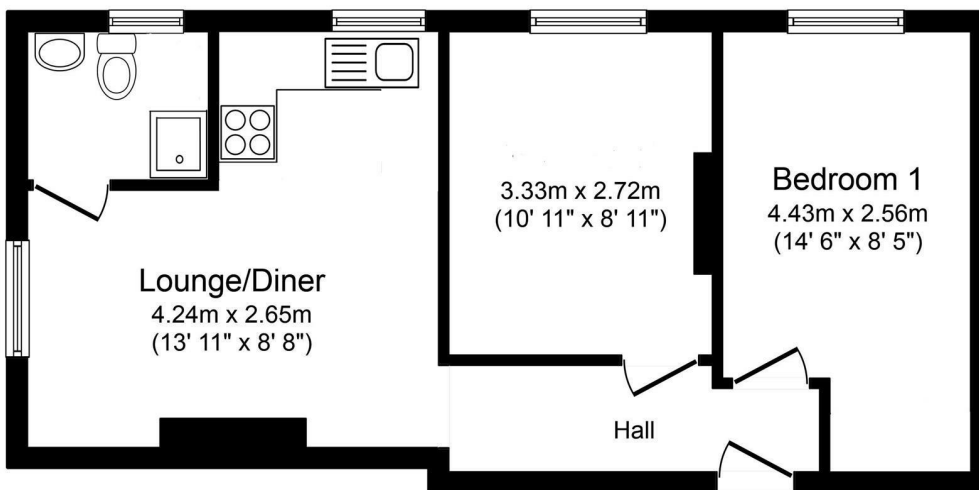


A charming ground floor apartment set within a highly sought-after private 1930s building, just moments from Brixton town centre. Offering versatile living space, the property can be configured as either a spacious one-bedroom or a practical two-bedroom home.

As a one-bedroom layout, the flat boasts a bright dual-aspect kitchen/diner, a generously sized reception room, a comfortable double bedroom, and a modern shower room. Alternatively, as a two-bedroom property, it offers a dual-aspect open-plan kitchen/reception area, two well-proportioned double bedrooms, and a shower room. Further benefits include attractive wooden flooring, double-glazed windows, lift access, and a well-maintained communal rear garden.

Ideally located just a short walk from Brixton town centre, residents can enjoy easy access to Brixton Village, the Ritzy Cinema, Brixton Academy, and a wide selection of bars, restaurants, and shops. Excellent transport links include Victoria line tube station, mainline station and numerous buses to the City and West End.

Available from mid May. Please note photos represent the property during and after the last tenancy. Rent :£1,800 - Deposit: £2,076



For guidance only

Floor Plan
Floor area 43.0 sq. m. (463 sq. ft.) approx

Total floor area 43.0 sq. m. (463 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property.
Plan created for Eden Harper Estate Agents.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



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