

Hanover House Brixton Station Road, London SW9

barnard marcus

welcome to

Hanover House Brixton Station Road, London

We are delighted to introduce this fantastic two double bedroom first floor purpose built apartment, available for sale in excellent condition and with the advantage of no onward chain. The property forms part of a small private block situated in a highly sought after residential spot and benefits from an allocated parking space and access to a well kept communal gardens. The property is situated just moments from Loughborough Junction Station (Overground service) as well as being just a short walk from Brixton's vibrant High Street and markets which offer a plethora of shops, stalls, restaurants and bars by day as well as night. Brixton Station (Victoria Line and overground services) is also just moments away along with a multitude of bus routes in and out of the city.

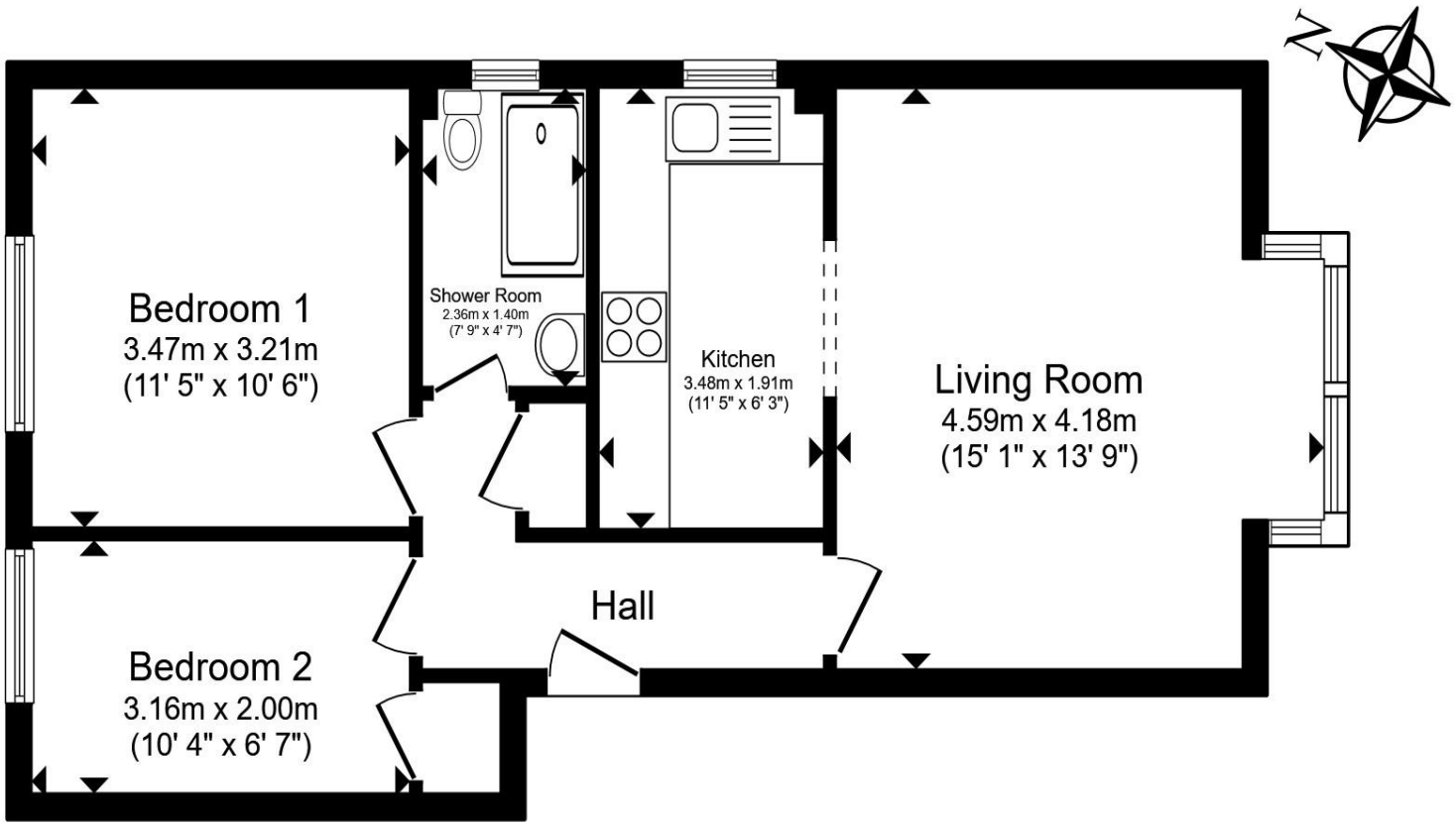
Accommodation comprises an entrance hall, two double bedrooms, large living room with ample space for a dining table, semi open plan kitchen, bathroom and communal gardens.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."









First Floor

Total floor area 52.5 m² (565 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

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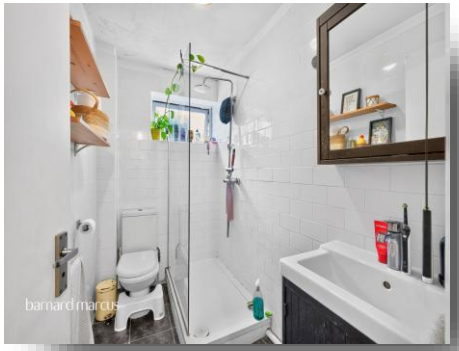
- Two Double Bedrooms
- No Onward Chain
- Allocated Parking Space
- Small Private Block
- Communal Garden

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 2900.00
Ground Rent: Ask Agent

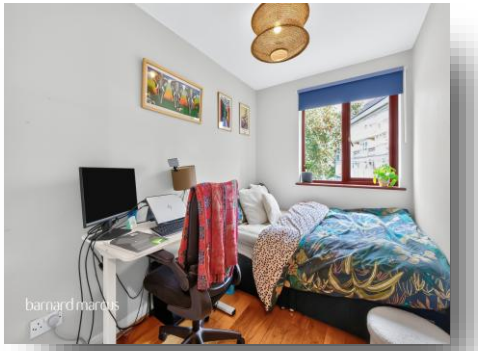
This is a Leasehold property with details as follows; Term of Lease 189 years from 11 Jan 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£400,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT111318

The Property Ombudsman

Property Ref:
KGT111318 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.