



Somerset Place Brixton Hill, London SW2 1EG

welcome to

Somerset Place Brixton Hill, London

A beautifully proportioned two double bedroom, two bathroom apartment extending to approximately 778 sq ft, set within Somerset Place, forming part of the award-winning Lambeth Civic Quarter (completed in 2019), and enjoying truly uninterrupted panoramic views across the London skyline.

Forming the heart of the home, the impressive 23-foot open-plan reception room offers exceptional space for modern living, seamlessly accommodating areas to relax, cook, dine and entertain, all framed by striking floor-to-ceiling glazing that maximises natural light and outlook. The contemporary kitchen is thoughtfully integrated with sleek cabinetry, Quartz composite worktops and built-in Bosch appliances, while still allowing ample room for a generous dining table.

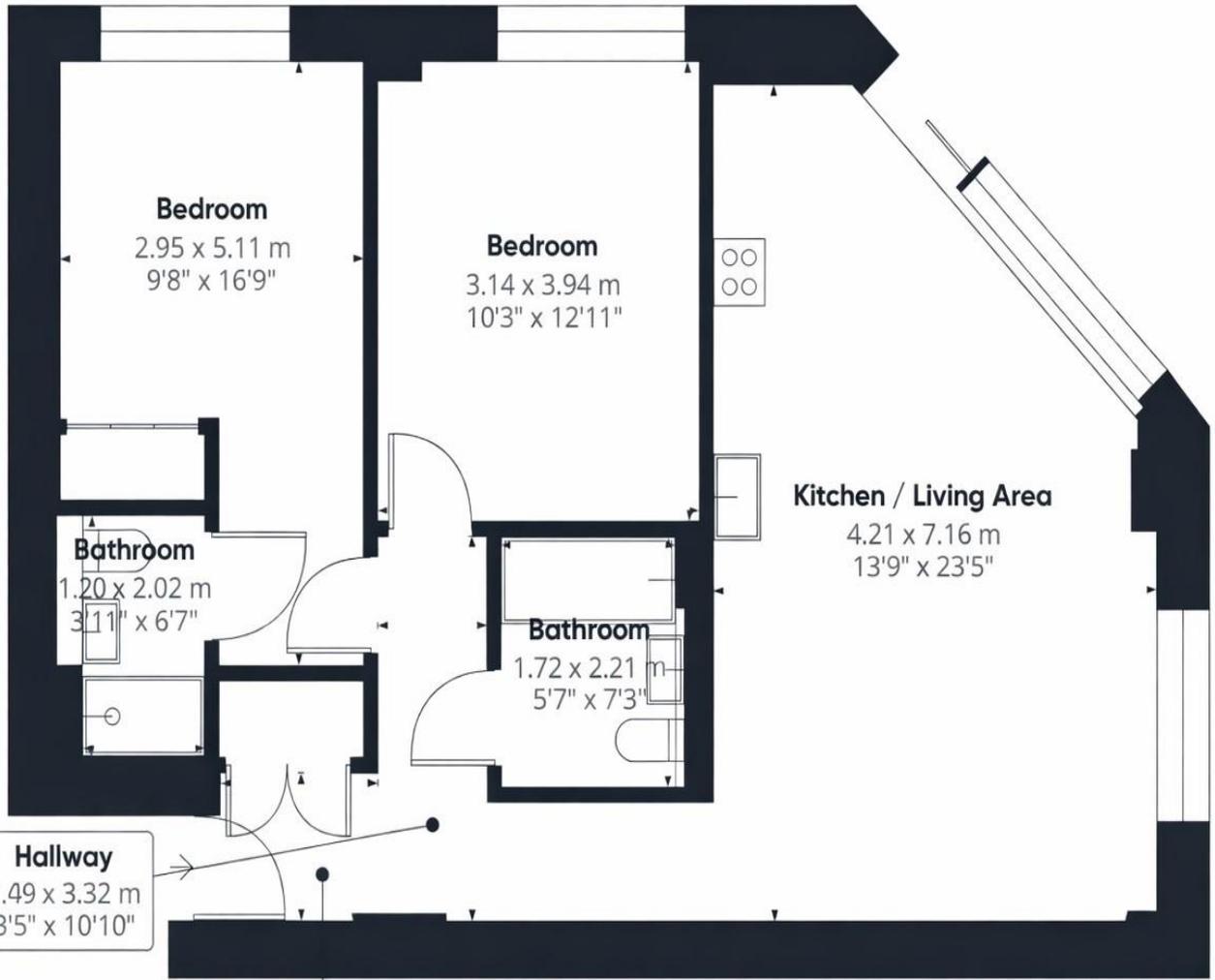
The comfortable lounge area provides an ideal setting to unwind in the evening, taking in the cityscape beyond, creating a superb sense of height and openness rarely found at this level.

Both bedrooms are genuine doubles with built-in wardrobes and full-height windows. The principal suite benefits from a stylish en-suite shower room, while the second bedroom sits adjacent to a generous family bathroom, complete with both bath and shower, finished in calming neutral tones.

Further highlights include underfloor heating throughout, engineered oak flooring, recessed downlighting, excellent built-in storage, lift access, secure cycle storage, a 10-year building warranty and access to a substantial communal roof terrace on the same floor, offering equally impressive views.

Perfectly positioned just moments from Brixton Village and the open green spaces of Brockwell Park, this outstanding apartment combines contemporary design with lifestyle convenience in one of South London's most vibrant neighbourhoods.





Ext. wall thickness assumed 12
mm/0.471"

Calculations reference the ANSI Z765
specification and the location
floor plan is intended for purposes only

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Somerset Place Brixton Hill, London

- Two spacious double bedrooms with built-in wardrobes and two contemporary bathrooms (principal en-suite)
- Impressive 23-foot open-plan reception with uninterrupted panoramic views
- Approximately 778 sq ft of modern accommodation within Somerset Place, part of the Lambeth Civic Quarter (completed 2019)
- High specification throughout including underfloor heating, oak flooring, Quartz worktops and Bosch appliances
- Moments from Brixton Village and the open green spaces of Brockwell Park

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 3949.45

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 22 Feb 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£595,000



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Property Ref:
CPM108383 - 0007

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Please note the marker reflects the postcode not the actual property