



Effra Parade, London SW2 1PG

welcome to

Effra Parade, London

An immaculately presented and generously proportioned one double bedroom apartment, positioned on the first floor of a gated development, for sale.

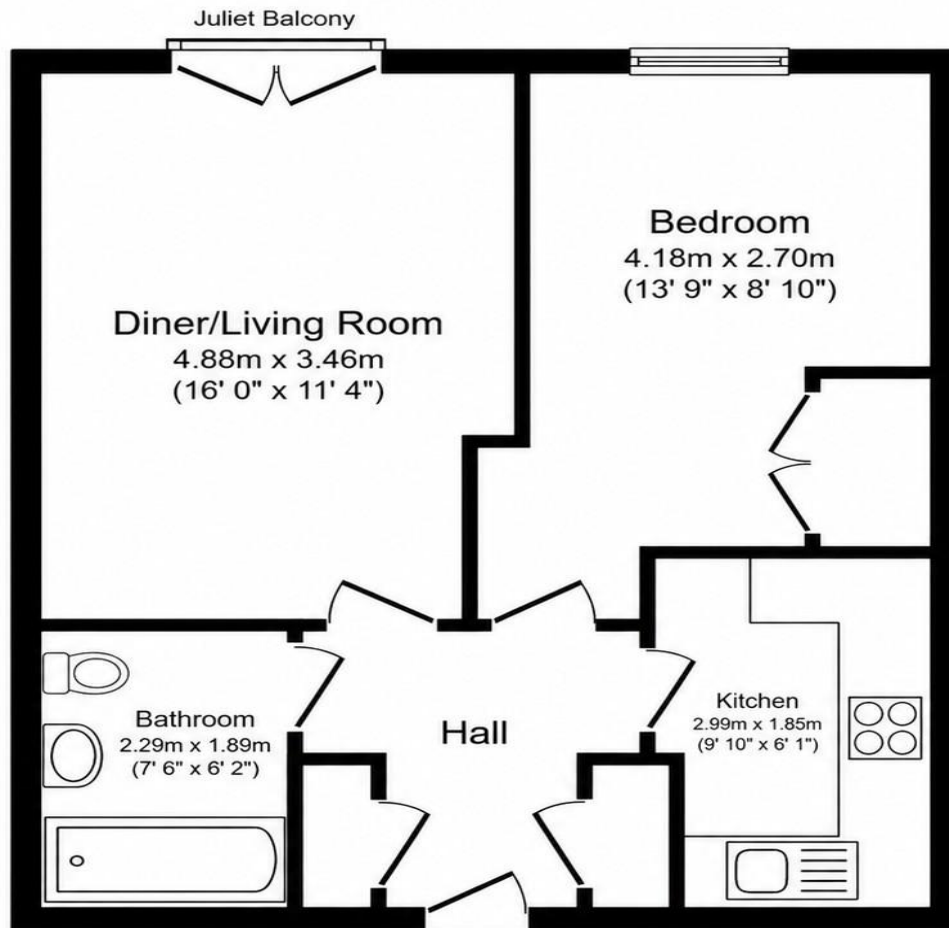
The property offers a bright and well-balanced layout, centred around a spacious reception room with a Juliette balcony, allowing for excellent natural light and an enhanced sense of openness. The kitchen is arranged separately and has been thoughtfully refurbished to an excellent standard, providing a practical and well-designed space distinct from the main living area. Throughout, the apartment is finished in a refined, neutral palette, creating a cohesive and calming interior.

The bedroom is a comfortable double, complete with built-in wardrobes, while the bathroom is well-appointed and presented in a contemporary style. Further benefits include lift access, secure gated entry, and the rare advantage of off-street parking.

The development itself occupies the site of a former 19th-century school, rebuilt in the late 20th century with subtle references to its heritage, including the retention of the original foundation stone. Effra Parade is a quiet, predominantly residential street characterised by attractive period terraces, yet conveniently positioned just moments from the main road.

The location is particularly appealing, offering close proximity to Brixton Underground Station, providing swift access into Central London. The ever-popular Brixton Village is within easy reach, renowned for its eclectic mix of restaurants, cafés & independent retailers. Nearby Brockwell Park offers green space, while the charming surroundings of Herne Hill provide a village-like atmosphere.





First Floor

Total floor area 46.0 sq. m. (495 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



welcome to

Effra Parade, London

- Immaculately presented one double bedroom apartment set on the first floor of a secure gated development
- Bright and spacious reception room with Juliette balcony, offering excellent natural light and a well-balanced layout
- Separate, fully refurbished kitchen finished to a high standard, providing a practical and distinct cooking space
- Generous double bedroom with built-in wardrobes and a contemporary, well-appointed bathroom
- Lift access, secure entry system and off-street parking, ideally located close to Brixton Underground, Brockwell Park and the amenities of Brixton Village and Herne Hill

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1720.08

Ground Rent: 154.11

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Mar 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£375,000



view this property online barnardmarcus.co.uk/Property/CPM108445



Property Ref:
CPM108445 - 0005

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 7720 5932



Clapham@barnardmarcus.co.uk



85 Rectory Grove, Clapham, LONDON, SW4 0DR



barnardmarcus.co.uk

Please note the marker reflects the postcode not the actual property