

14 Brixton Water Lane | London, SW2



£2,250 Per Month

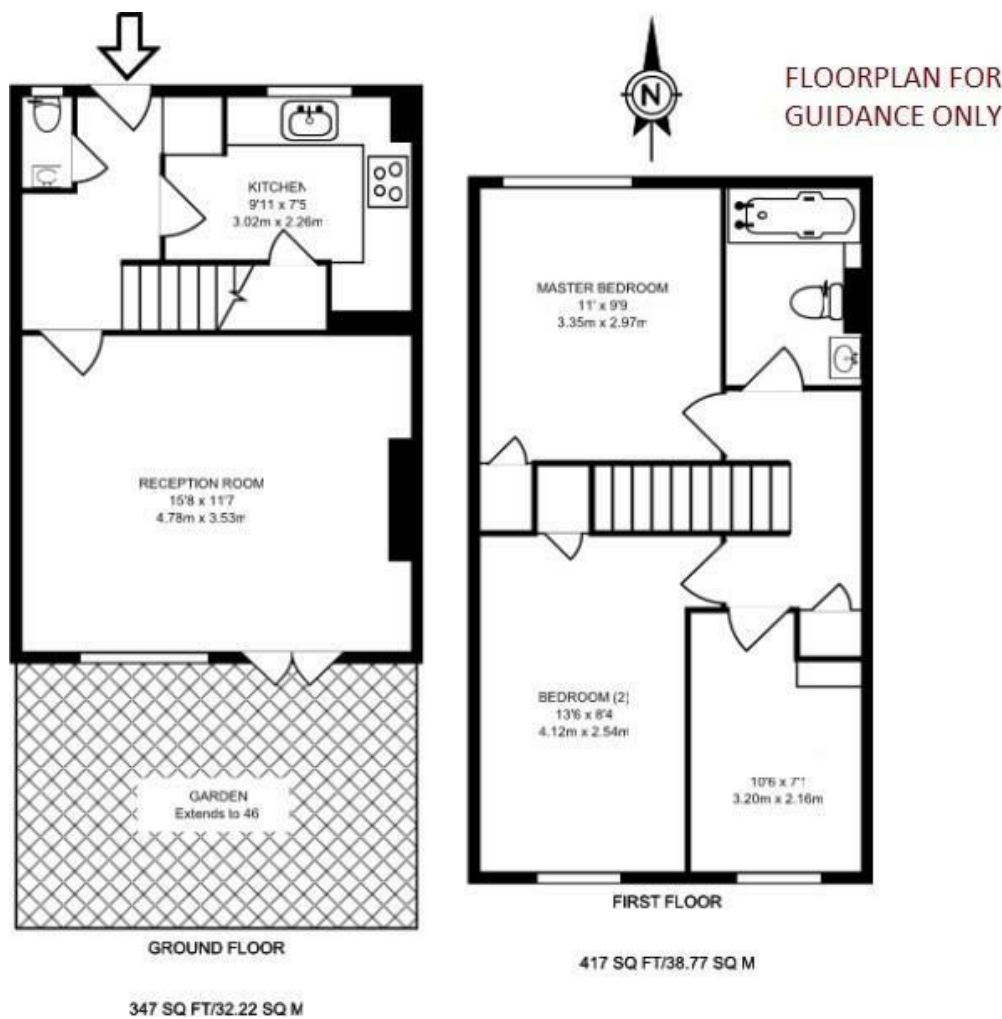
- Two bedroom maisonette • Private garden • Beautifully presented • Close to Brixton tube & Brockwell Park • Leasehold covenants may apply • On street residents' permit parking available on application (tbc)

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A beautifully presented two double bedroom maisonette with a private garden and a study close to Brixton tube and Brockwell Park. Arranged over two floors, the flat feels airy and homely. It features a large living room opening onto a private garden, separate modern kitchen and a cloakroom downstairs. Upstairs there are 2 double bedrooms, modern bathroom and a study. The flat also benefits from double glazed windows and own front door. Ideally located within a short walk of Brockwell Park and Brixton town centre, which is home to Brixton Village, Ritzy Cinema, Brixton Academy and Pop Brixton as well as various bars and shops. Transport links are excellent and include Brixton tube station, Brixton mainline and numerous bus routes. Available from May/early June as part furnished.

Monthly rent: £2,250. Deposit: £2596. Council tax band B (Lambeth). EPC C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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.



Eden Harper
3 Arlington Parade, Brixton Hill, Brixton, SW2 1RH
0207 274 3111
brixsales@edenharper.com
www.edenharper.com