

# Austin House | London, SW2



**£400,000**  
**Leasehold**

- 2 bedroom apartment • Top floor • High standard • 10 mins from Brixton tube • Leasehold covenants may apply • On street residents permit parking available on application (TBC)

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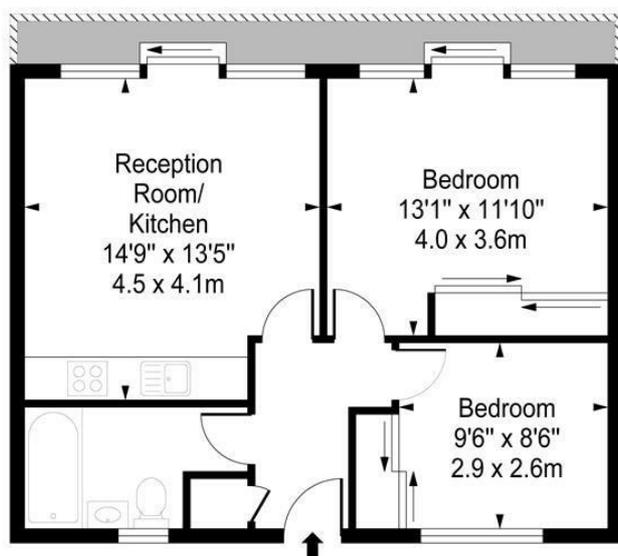


Eden Harper are delighted to present a two bedroom apartment situated within this popular and sought after development on the corner of Brixton Hill and Lambert Road.

The lounge is generously sized and abundant with natural light via floor to ceiling windows and access to a narrow balcony, there is ample room to hold a dining space or home office area. It shares its space with a modern kitchen with integrated appliances, electric hob and electric oven. There are two very well proportioned double bedrooms big enough to house a large wardrobe each and with enough room left over to house further bedroom furniture. The master benefiting from large windows and access to the balcony. The bathroom is fully tiled with a shower over bath and heated towel rail.

The apartment has a modern but homely feel and is fantastic example of the care instilled by the current owner. The block is well maintained, secure and features an entryphone system and is ideally located on Brixton Hill, close to local shops and a short distance from Brixton rail and tube stations, Brixton Village, Ritzy Cinema and Brixton (O2) Academy.

**Austin House,  
Lambert Road,  
Brixton, SW2 5BQ**



Third Floor

Approx Gross Internal Area **550 Sq Ft - 51.1 Sq M**

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