

Austin House | London, SW2



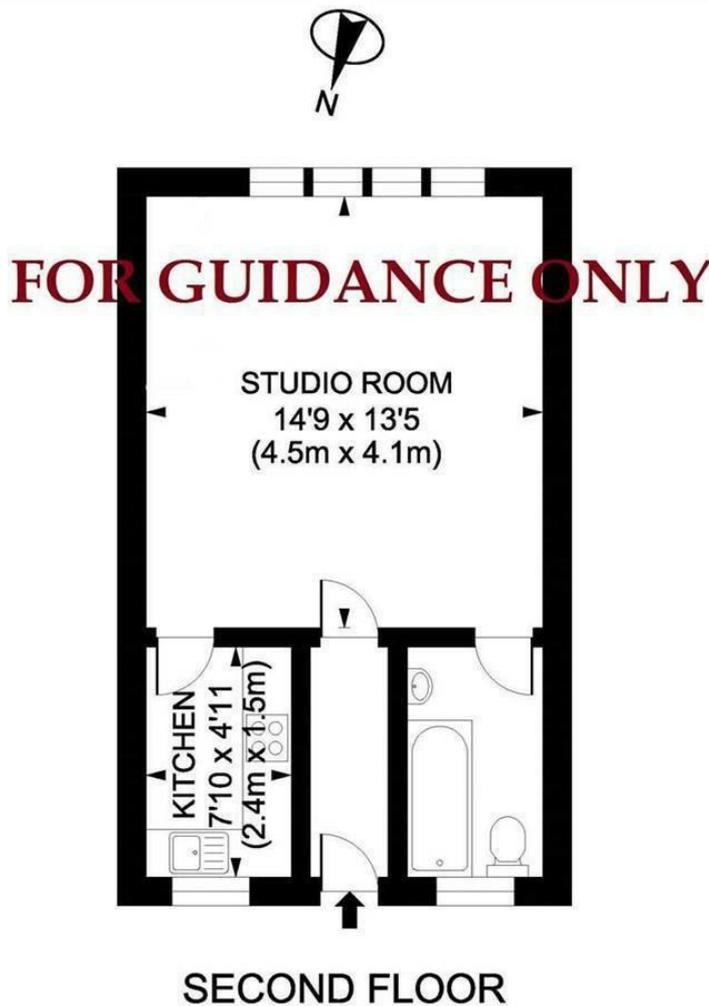
£1,200 Per Week

- Studio flat • Very spacious • Double glazed windows • Separate kitchen • Leasehold covenants may apply • On street residents permit parking available on application (tbc) • Better suitable for a single professional • Bills are excluded

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A spacious studio apartment above commercial premises in a private block on the corner of Lambert Road & Brixton Hill. Ideally arranged the flat features a large studio room, separate kitchen with a washing machine, oven, hob and a fridge/freezer and a modern shower room. The flat also benefits from double glazed windows and entry-phone system. Ideally located within 10 minutes' walk of Brixton which is home to Brixton Village, Ritzy Cinema and Brixton Academy as well as various bars and shops. Transport links include Brixton tube station, mainline station and numerous buses to the City and West End. Perfect for a single professional and available from mid March as part furnished. Bills excluded. Please note photos were taken prior to the current tenancy. Council tax band C (Lambeth) Deposit - £1,384.00



Lambert Road, SW2
Gross internal area 312 sq ft/29 sq metres
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
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 <small>EU Directive 2002/91/EC</small>		

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