

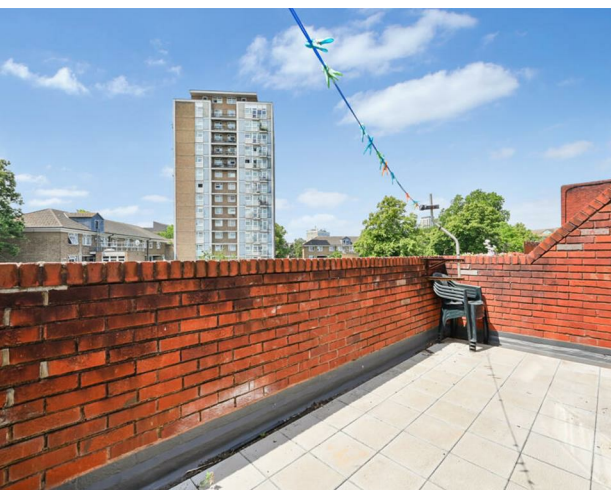
Flat 30, Witchwood House, 60 Gresham Road, Brixton, London,
SW9 7NN

£399,950

EPG Rating: C Council Tax Band: C

Avrasons

Est. 1965



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Avrasons are delighted to present this spacious split level three bedroom maisonette, extending to approximately 814 sq ft (75.6 sq m), ideally positioned moments from Brixton town centre and its excellent transport links.

Arranged over the second and third floors of this well established purpose built development, the property offers generous proportions throughout and provides an excellent opportunity for buyers seeking a home they can modernise and add value to over time.

The accommodation comprises a bright and spacious reception room with direct access onto a substantial private south easterly facing roof terrace, creating an excellent entertaining space. A separate modern fitted kitchen offers ample storage and workspace.

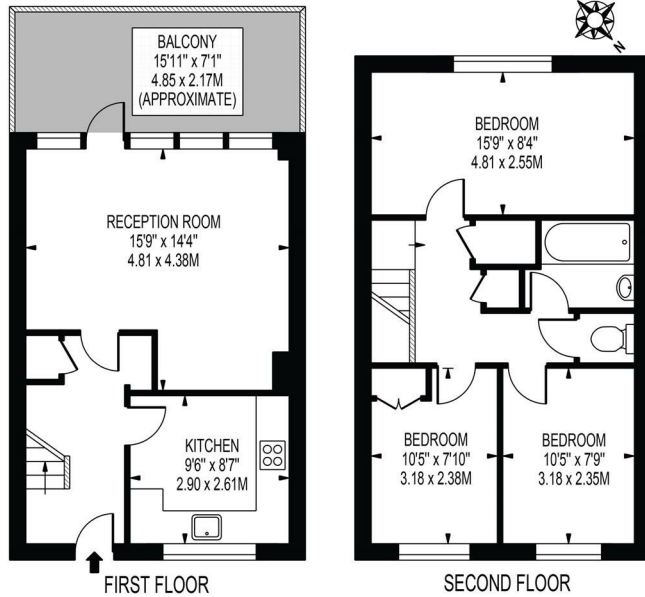




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SW9 6BU
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WITCHWOOD HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 816 SQ FT - 75.80 SQ M

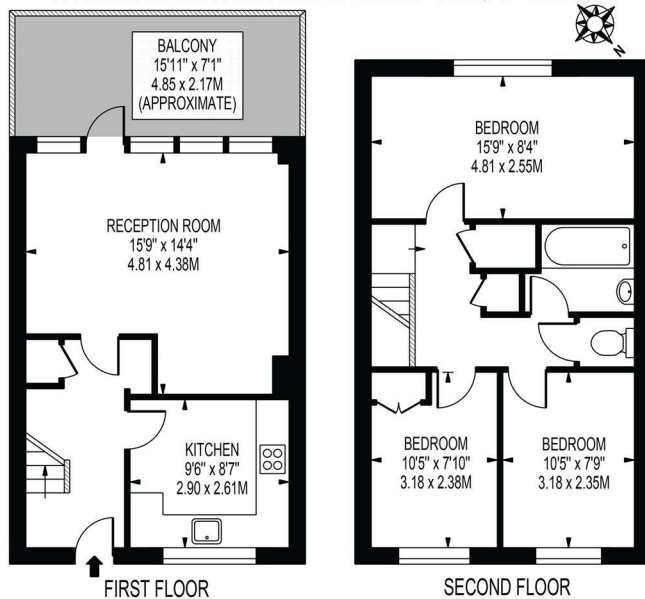


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	
England & Wales		EU Directive 2002/91/EC