# LOUGHBOROUGH PARK, SW9

## £449,950

- Two Double Bedrooms
- Extended-Depth Balcony
- Plentiful Storage
- Well Maintained
- Bike Storage
- Energy Rating: B

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# ABOUT THE PROPERTY

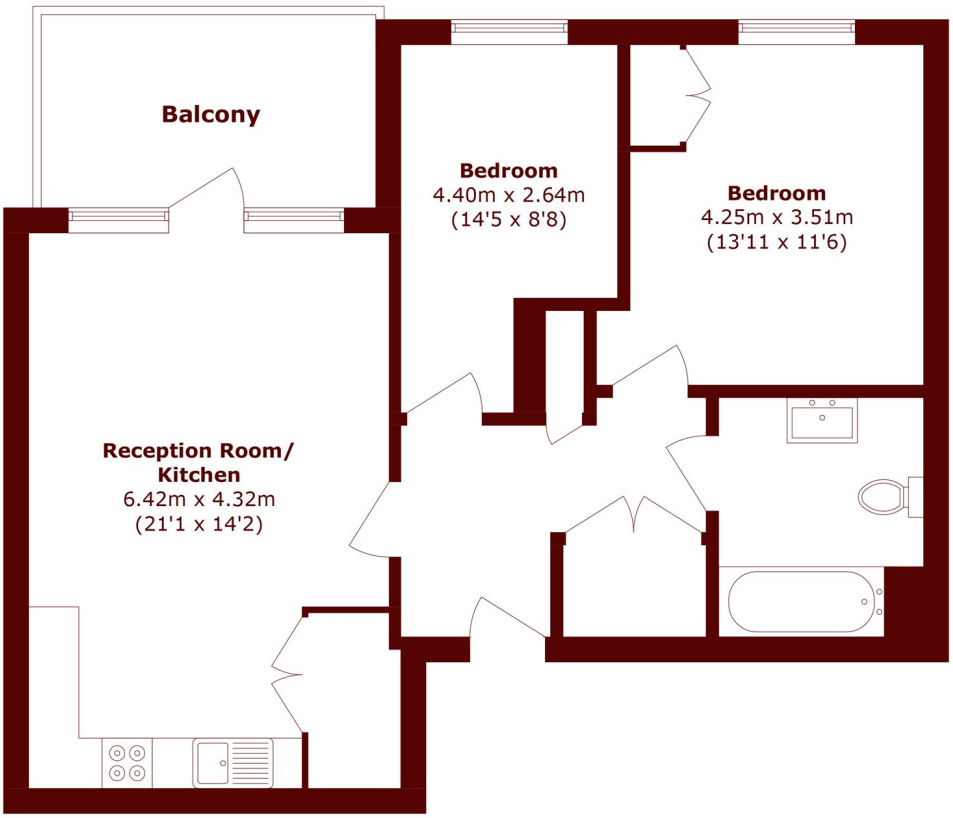
A spacious apartment comprising two double bedrooms, one bathroom, an open-plan kitchen/living space with integrated appliances, and a generous reception room with direct access to a large private balcony.

Hartland House is located in a modern development within easy walking distance of the wide range of shops, cafés, and restaurants in central Brixton and Herne Hill village, as well as the open green spaces of Brockwell Park and its historic Lido. The property also benefits from excellent transport links via Brixton Underground, Loughborough Junction, and Herne Hill stations.

# FURTHER DETAILS

The flat is notably spacious for the development, with sizable room dimensions and wider doorways creating an exceptionally comfortable sense of space.

# STEP INSIDE
## LOUGHBOROUGH PARK




Total area (approx.): 73.8 sq. m (794.4 sq. ft)

Balcony Total (approx.): 9.2 sq. m (99.0 sq. ft)

Brixton
020 7587 1533

Energy Rating: B We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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