

Flat 2, 55 Lambert Road, Brixton, London, SW2 5BB

£450,000

Council Tax Band:

ORLANDO REID
— MANCHESTER —



A well presented 2-bedroom apartment, situated on the first floor of a Victorian conversion building, close to the heart of Brixton. The property is comprised of a bright and airy reception room, separate kitchen, family bathroom and two double bedrooms.

Brixton tube station is a ten-twelve minute walk down the hill, and there is a bus stop within a stone's throw, with numerous buses that run all day and night, taking no more than a couple of minutes down Brixton Hill.

St Johns Court 19b Quay Street, Manchester, M3 3HN

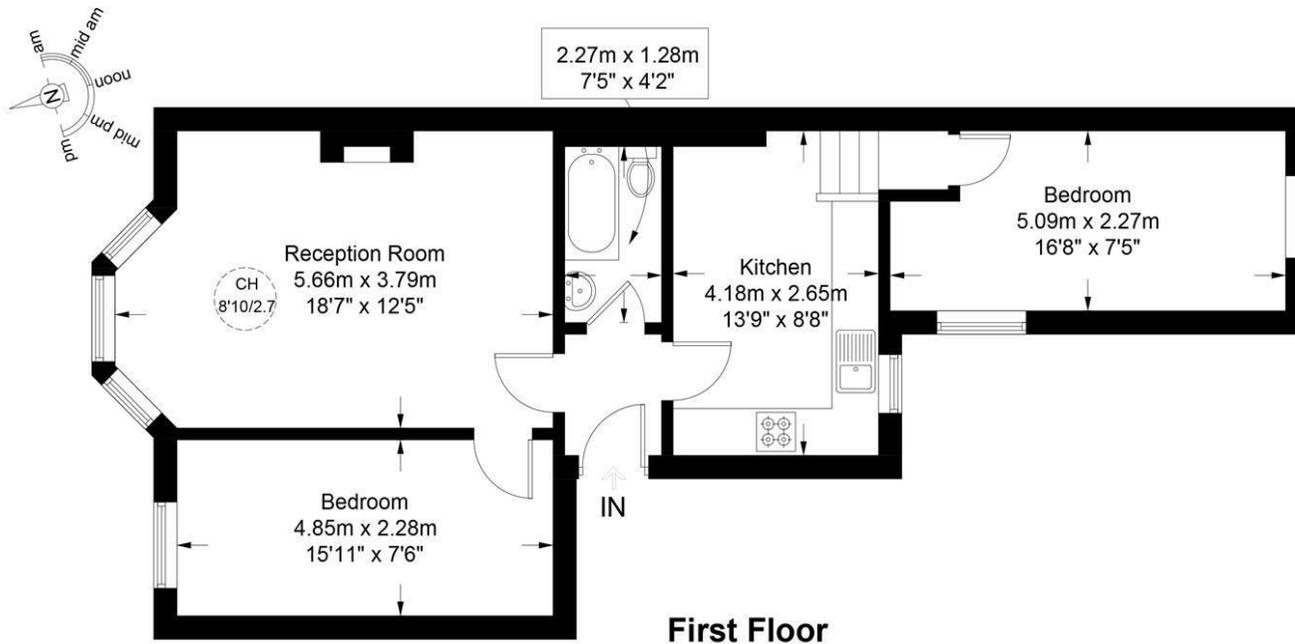
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<https://www.orlandoreid.co.uk/manchester/>

Lambert Road, SW2

Approximate Gross Internal Area = 660 sq ft / 61.3 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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