



Avrasons

Flat (EPC Rating: C)

**STUDIO 11, 246A  
BRIXTON ROAD,  
LONDON, SW9 6AQ**

**£277 Per  
Week**



Avrasons



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# 0 Bedroom Flat located in London

Call us on

02075824011

lettings@avrasons.co.uk

Avrasons are delighted to offer to the market this newly decorated studio apartment situated on the popular Brixton Road, between Brixton, Stockwell and Oval underground stations.

This lovely studio apartment has just been newly decorated and is comprised of a kitchenette, living area with fitted desk and bed and wardrobes and a modern shower room. Offered furnished. Building has a communal laundry room.

(Heating, hot water and council tax is included in the rent)

This apartment is ideally located as only a short walk into Brixton or to Stockwell underground station, right next to Stockwell park, Co-Op across the road and a gym 50yds away and a beautiful pub directly below.

Available NOW.

EPC: C

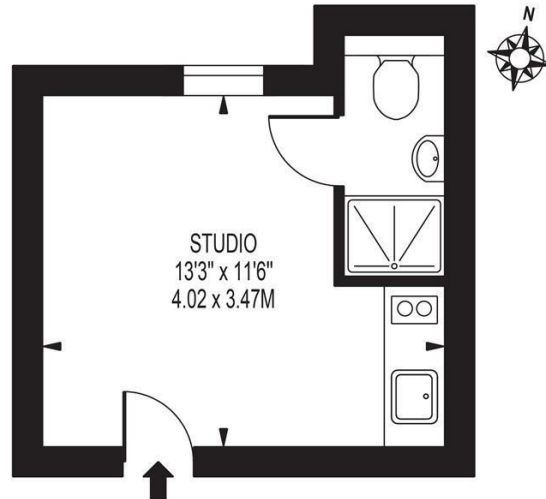
Holding Fee: 1 Weeks Rent

Damage Deposit: 5 Weeks Rent

Council Tax Band

Exempt

**BRIXTON ROAD**  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 157 SQ FT - 14.60 SQ M



THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive	2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**Avrasons**  
Est. 1965