

TO LET



samuel estates
Lettings & Sales

Effra Parade, Brixton, SW2

£1,900.00 PCM

 **2**

 **1**

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Property Description

This well presented two double bedroom apartment is situated within a modern development and comprises of a bright and spacious living room, kitchen, bathroom, two great sized double bedrooms with the main bedroom having a walk in wardrobe.

The property is on the second floor of this purpose built flat. Further benefits include lift access, double glazed windows throughout and allocated parking. Effra Parade is conveniently located for access to Brixton underground station and local amenities. The property will make for a perfect home for two sharers or couple looking to upsize to a spacious two bed.

Viewings strictly by appointment with Samuel Estates.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Material Information

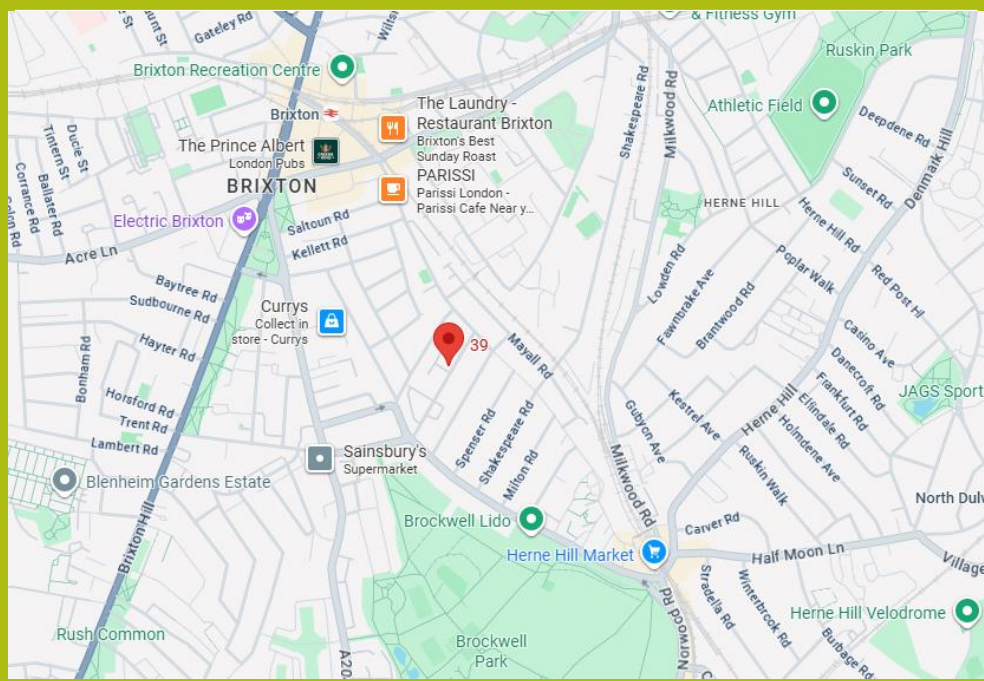
Date Available – 18/12/2025

Holding deposit amount – £438

Security Deposit amount (Five weeks rent) – £2,192.00

Council Tax Band – C

Local Authority – Lambeth Council



Property Type
Apartment (Purpose Build)



Construction Type
Brick



Parking
Allocated Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Cable



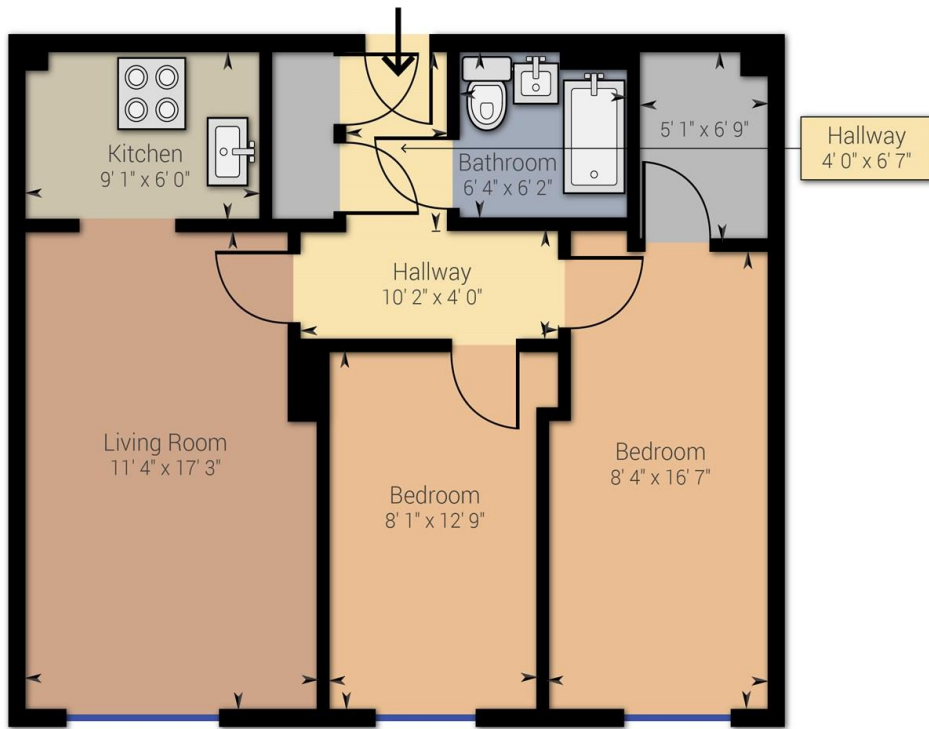
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None



Approximate net internal area: 652.61 ft² / 60.63 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	80	85
55-68 D		
39-54 E		
21-38 F		
1-20 G		

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