



## Brixton Hill | Brixton, SW2



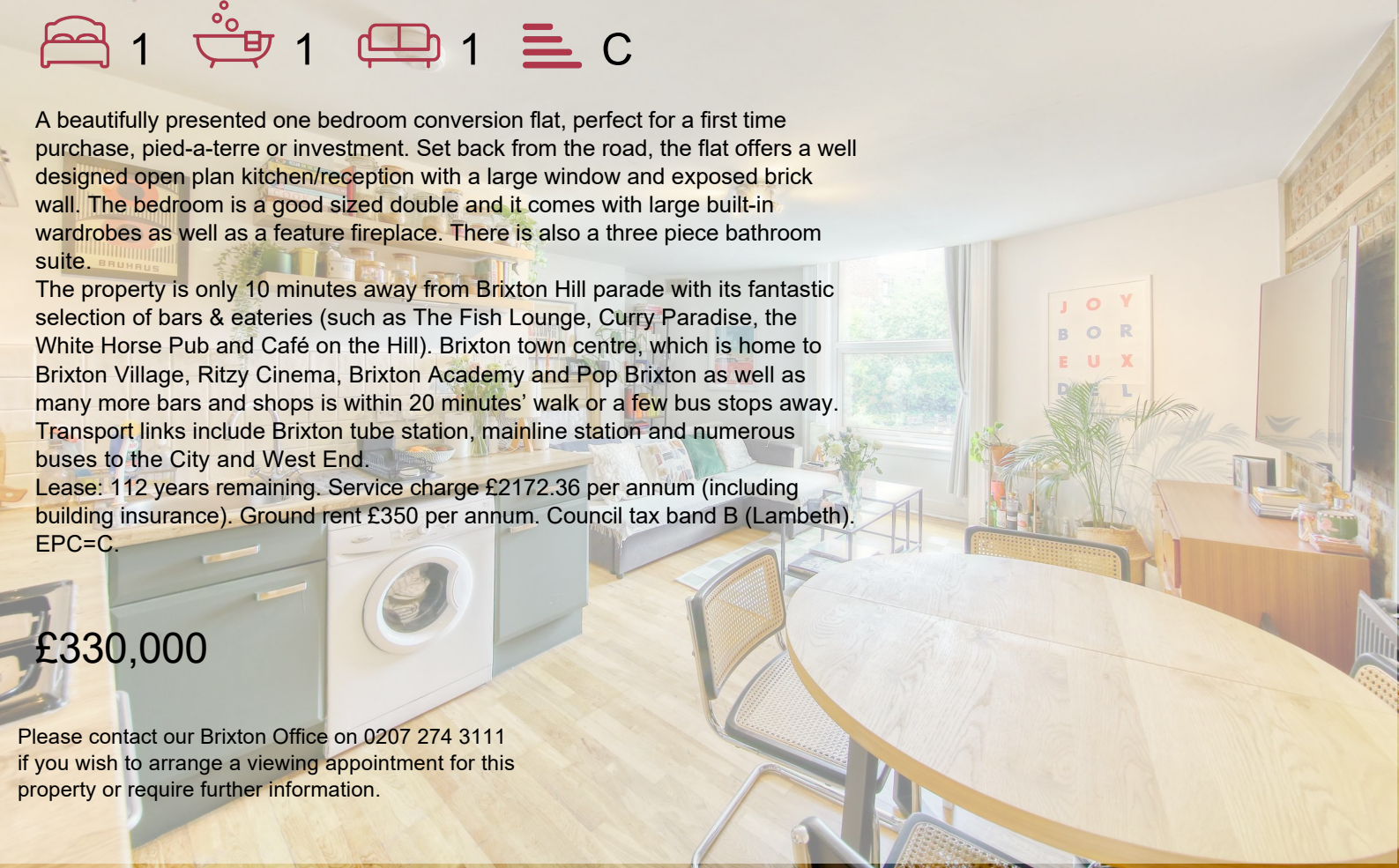
A beautifully presented one bedroom conversion flat, perfect for a first time purchase, pied-a-terre or investment. Set back from the road, the flat offers a well designed open plan kitchen/reception with a large window and exposed brick wall. The bedroom is a good sized double and it comes with large built-in wardrobes as well as a feature fireplace. There is also a three piece bathroom suite.

The property is only 10 minutes away from Brixton Hill parade with its fantastic selection of bars & eateries (such as The Fish Lounge, Curry Paradise, the White Horse Pub and Café on the Hill). Brixton town centre, which is home to Brixton Village, Ritzy Cinema, Brixton Academy and Pop Brixton as well as many more bars and shops is within 20 minutes' walk or a few bus stops away. Transport links include Brixton tube station, mainline station and numerous buses to the City and West End.

Lease: 112 years remaining. Service charge £2172.36 per annum (including building insurance). Ground rent £350 per annum. Council tax band B (Lambeth). EPC=C.

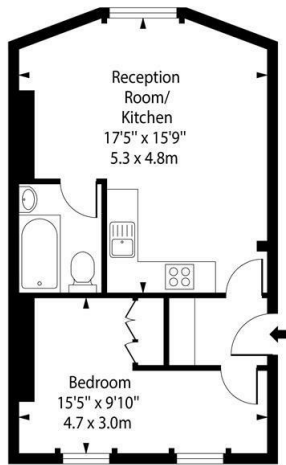
**£330,000**

Please contact our Brixton Office on 0207 274 3111 if you wish to arrange a viewing appointment for this property or require further information.





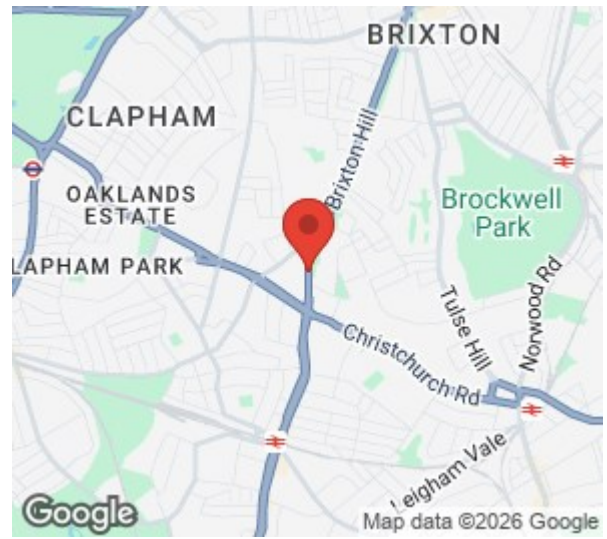
Brixton Hill,  
Brixton, SW2 1HF



First Floor

Approx Gross Internal Area 423 Sq Ft - 39.3 Sq M

For Illustration Purposes Only - Not To Scale  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(38-54) <b>E</b>			(38-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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