



Harper House Angell Road, London SW9 7LW

welcome to

Harper House Angell Road, London

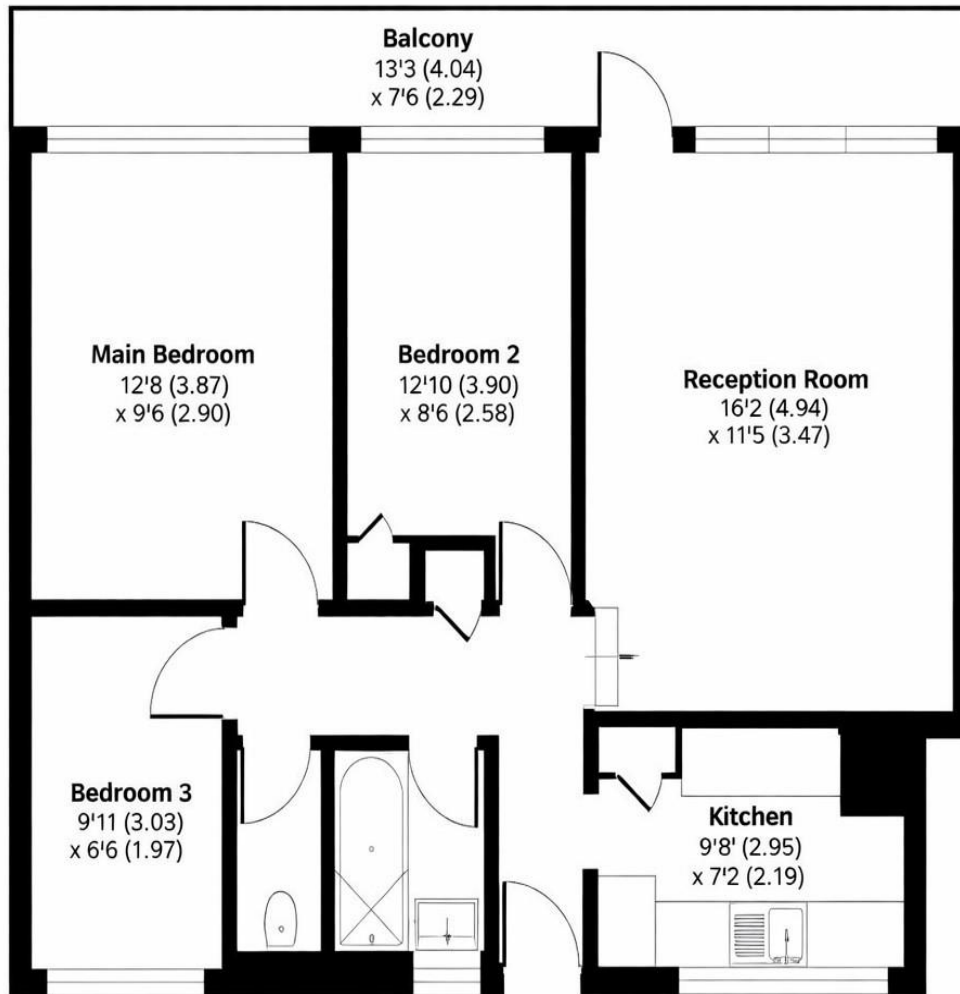
A well-proportioned three-bedroom apartment positioned on the third floor of Harper House, situated along Angell Road in the heart of SW9. Extending to approximately 645 sq ft, the property offers bright and practical accommodation arranged around a sensible central layout.

The flat comprises a generous reception room which opens directly onto a sizeable private balcony, providing a pleasant outlook and a welcome extension of the living space. A separate fitted kitchen sits adjacent, while three bedrooms are arranged off the central hallway. Two of the bedrooms are comfortable doubles, with a third smaller room that could equally function as a home office, nursery or guest room. The accommodation is completed by a bathroom together with a separate WC.

Large double-glazed windows ensure excellent levels of natural light throughout the apartment, creating a bright and airy feel across the living areas.

The location offers outstanding connectivity. Loughborough Junction Station is within easy walking distance, providing Thameslink services into the City, while Brixton Underground Station (Victoria Line) and Brixton mainline station are also close by, offering fast links across London.





SECOND FLOOR

Approximate Area = 645 sq ft / 60 sq m

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- Well-proportioned three-bedroom apartment located on the third floor of Harper House, extending to approximately 645 sq ft.
- Bright reception room with direct access to a generous private balcony, providing excellent natural light and an ideal outdoor extension to the living space.
- Two good-sized double bedrooms plus a versatile third bedroom, suitable as a home office, nursery, or guest room.
- Separate fitted kitchen, family bathroom and additional WC, arranged around a practical central hallway layout.
- Convenient SW9 location, within easy reach of Loughborough Junction (National Rail) and Brixton Underground (Victoria Line), alongside the vibrant shops, cafés and markets of Brixton.

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2851.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred on Leasehold packs.

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPM108416 - 0007

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