



**£1,849 Per Week**

- One bedroom flat • Communal garden • Excellent location • Spacious • Leasehold covenants may apply • No parking (TBC)

A beautiful one bedroom flat with a large communal garden right in the heart of Brixton. This spacious property, on the raised ground floor of a handsome Regency building, features an open plan kitchen/reception, modern bathroom and a double bedroom with fantastic storage at the back. It is located moments from Brixton tube, Brixton Academy, Pop Brixton and numerous amazing cafés & restaurants. Available immediately as part furnished. Deposit - £2,133 - Rent £1,850. Available from early February as part-furnished.



## Brixton Road, London, SW9

APPROX. GROSS INTERNAL FLOOR AREA 509 SQ FT 47.2 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	76
(81-91)	B	65
(69-80)	C	
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	85
(81-91)	B	71
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.