



Brixton Road, SW9

£625,000 *Share of Freehold*

2  1  2 

A fantastic opportunity to acquire a unique two-bedroom flat in a Grade II listed period conversion. EPC rating C

KEY FEATURES

- Good transport links
- Beautifully renovated
- Natural light
- Great location



Kennington

020 7587 0600 | kennington@winkworth.co.uk

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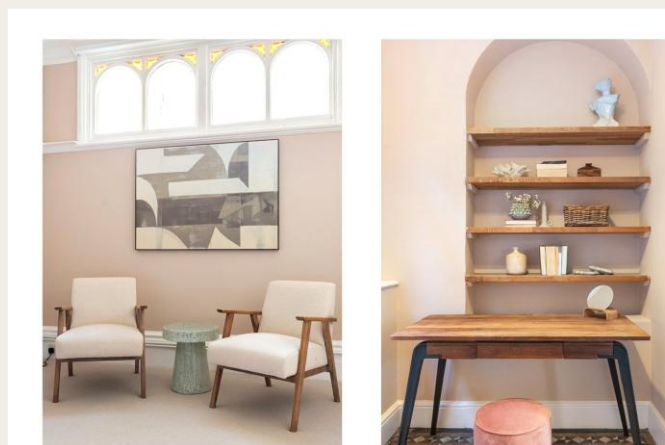
DESCRIPTION

Entering the property on the raised ground floor you are greeted with a spacious hallway, off this hallway you have the two double bedrooms, both rooms are a generous size with lots of natural light, the main bedroom has an ensuite bathroom that comprises a shower, sink, w/c and heated towel rail as well as an office space.

The living room is a fantastic space and can comfortably fit plenty of freestanding furniture including a large sofa, coffee table, tv and a dining table and chairs. There is also a beautiful arched sash window that allows an abundance of light into the room.

Down a few steps from the living room you have the kitchen, this is a good space with plenty of worktop space and storage, there is an integrated gas hob and oven and fridge freezer, as well as space for a washing machine.

The main bathroom is just down a couple more steps and contains a shower over bath, w/c, sink and extra storage.





MATERIAL INFO

Tenure: Share of Freehold

Term: 999 years from 1 January 1989 (961 years and 2 months)

Service Charge: £2,800 per annum

Ground Rent: Nil

Local Authority: Lambeth

Council Tax Band: E

EPC rating: C

PARKING

Shared driveway, allocated parking space

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Ultrafast

LOCATION

The flat is situated on Brixton Road which is just a short walk away from both Brixton and Oval, both of which offer a range of restaurants, bars and supermarkets.

DIRECTIONS

Stockwell and Oval Underground Stations are approximately 0.6 miles away; Brixton Underground Station is approximately 0.9 miles away. The area is also well served by frequent bus services into central London.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81 B
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		

BRIXTON ROAD SW9
2 BEDROOM FLAT

Approximate gross floor area
971 SQ.FT / 90.2 SQ.M.



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