



Brixton Hill, SW2

Offers IEO: £550,000 *Leasehold*



KEY FEATURES

- Two double bedrooms
- Private terrace plus shared garden with wall art by Jimmy C.
- High specification throughout
- Two bathrooms
- Secure modern build
- Great Transport links to Victoria and London Bridge
- Open plan kitchen and living room ideal for entertaining

A high-specification two double bedroom, two-bathroom apartment with a private terrace. Positioned on the third floor of this modern development, complete with audio and visual entry system and access to a communal garden. The beautifully co-ordinated living space comprises of an entrance hall which leads onto the bathroom and two double bedrooms to rear with principal bedroom benefitting from an En-suite. Located to the front of the apartment is a spacious open-plan reception/kitchen/dining area. The fitted kitchen has plenty of wall and base units and fully equipped with modern integrated appliances. The high-quality specification throughout includes a heat recovery system, NOx filters for improved air quality, smart underfloor heating, lighting and security control plus Sonos surround sound. In addition, there is also a communal garden to the rear of the building, featuring an exquisite wall landscape by Jimmy C, the artist who also sprayed the David Bowie mural in central Brixton.

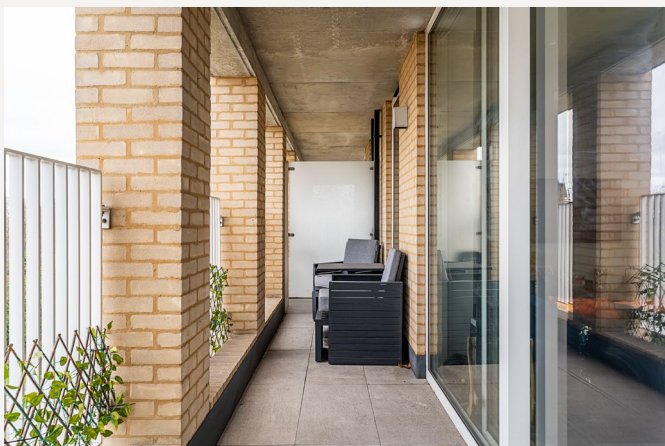
Situated at the top of Brixton Hill between Brixton and Streatham, the location offers a wide array of superb amenities, shops, restaurants and more. The nearest stations are Streatham Hill Overground and Brixton Underground.

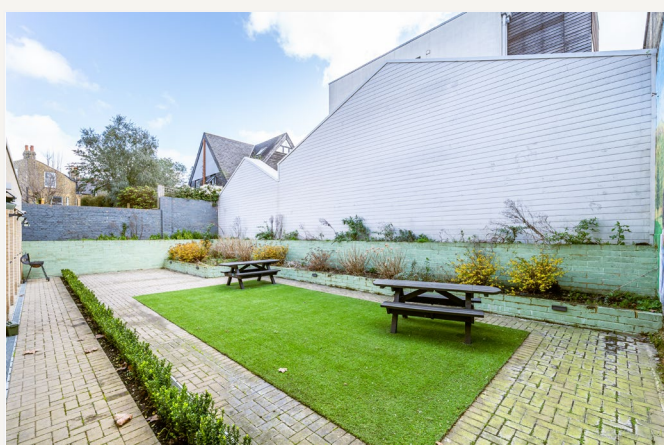
Streatham

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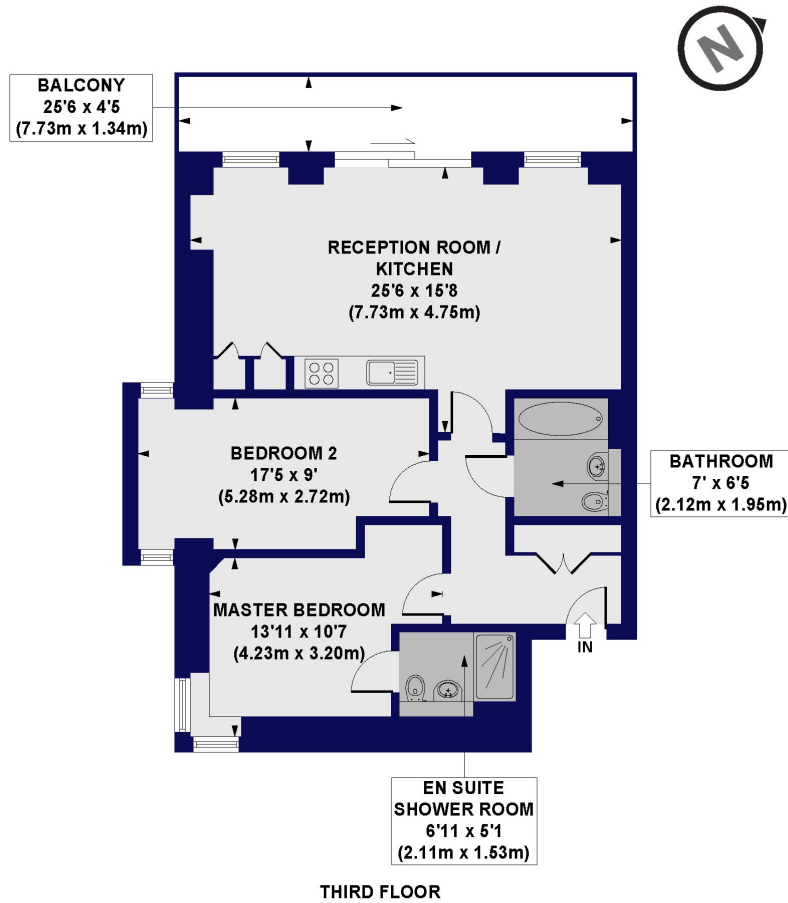
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Brixton Hill, SW2
Approx. Gross Internal Floor Area 845 sq. ft / 78.46 sq. m



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MATERIAL INFO

Tenure: Leasehold
Term: 994 year and 6 months
Service Charge: £2050.24 per annum
Ground Rent: £250 Annually
Council Tax Band: D
EPC rating: B

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