

Hartland House, Loughborough Park, SW9

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GUIDE PRICE: £450,000-£500,000 *Leasehold*

KEY FEATURES

- Middle floor contemporary apartment
- Two well proportioned bedrooms
- Bright open plan living
- Fully fitted modern kitchen
- Private decked balcony space
- Useful hallway storage cupboards
- Close to esteemed schools
- Excellent Brixton transport links

Positioned on the middle floor of a contemporary development, this exceptional two-bedroom apartment offers a bright, open-plan layout complete with a private balcony and an entrance situated directly on the road. The front door opens into a welcoming central hallway, conveniently equipped with two built-in storage cupboards, seamlessly connecting each of the principal rooms. At the heart of the home, the impressive 21-foot open-plan kitchen and living room provides a versatile, light-filled space for relaxing and dining. This central hub features wood-effect flooring and wide sliding glass doors that open directly onto a spacious, private decked balcony. Enjoying an open, leafy outlook, the balcony importantly remains unoverlooked by other buildings within the estate. Seamlessly integrated into the reception space, the fully-fitted kitchen is beautifully arranged with sleek dark cabinetry, contrasting work surfaces, and integrated appliances. Both bedrooms are well-proportioned and bathed in natural light, offering ample space for freestanding furniture. Serving the apartment is a modern bathroom suite, cleanly finished with a bathtub, overhead shower, and crisp white tiling. Hartland House is perfectly positioned in a prime location on Loughborough Park, placing the vibrant energy of Brixton and the everyday convenience of Loughborough Junction right on your doorstep. The property offers easy access to a fantastic array of local amenities, alongside proximity to esteemed schools and a nearby college, making it an excellent choice for professionals and families alike. Commuters benefit from exceptional transport connections, with Loughborough Junction station offering rapid Thameslink services, and Brixton station providing direct access to the Victoria Line for fast links into central London.

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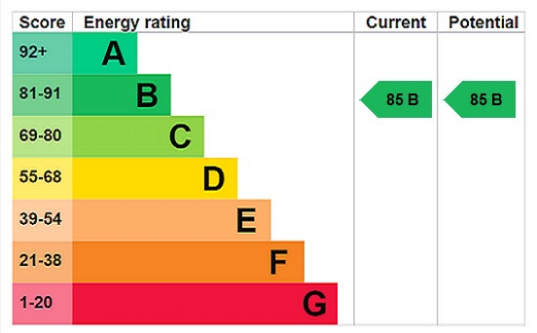






Total floor area 72.6 sq.m. (781 sq.ft.) approx

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MATERIAL INFO

Tenure: Leasehold
Term: 115 year and 6 months
Service Charge: £1370 per annum
Council Tax Band: D
EPC rating: B

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