



NEW PARK COURT, BRIXTON HILL, SW2  
OFFERS IN EXCESS OF £475,000 LEASEHOLD

## SPACIOUS FOUR-BEDROOM FLAT LOCATED IN THE HEART OF BRIXTON HILL

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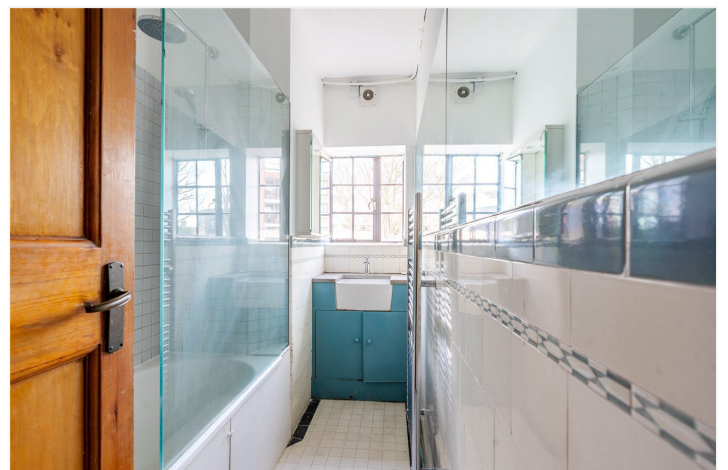


## DESCRIPTION:

Perfectly positioned on vibrant Brixton Hill, this spacious four-bedroom flat offers an abundance of living space, charm, and practicality in a highly connected location. The flat comprises four well-proportioned double bedrooms, a separate reception room with a striking bay window, and a bright kitchen-diner.

The layout also features a tiled bathroom with a shower-over-bath and dual windows, ensuring natural light throughout. The generous room sizes are enhanced by original wooden floors, high ceilings, and large windows, while the kitchen offers plenty of space to dine, cook, and gather.

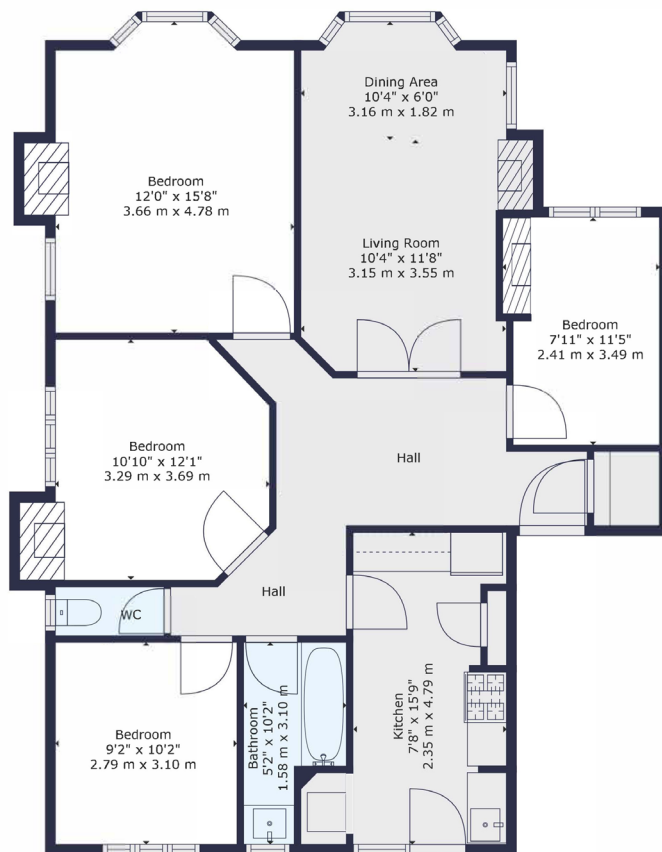
You'll find Brixton's buzzing array of bars, restaurants, shops, and the famous Ritzy Cinema all nearby, while excellent transport links from Brixton tube (Victoria line) and a wealth of bus routes ensure fast connections into Central London.











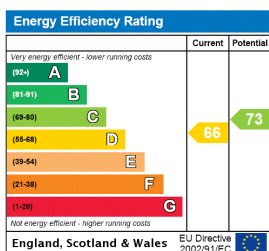
**TOTAL: 1054 sq. ft, 98 m2**  
FLOOR 1: 1054 sq. ft, 98 m2

FAI measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Leasehold

**Term:** 90 year and 0 months

**Service Charge:** £3680.72 per annum

**Council Tax Band:** C

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.

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