



BRIXTON HILL, SW2
£290,000 LEASEHOLD

BRIGHT ONE-BEDROOM FLAT WITH BALCONY IN PRIME BRIXTON HILL SETTING

Herne Hill | 0207 501 8950
 236 Railton Road, Herne Hill, London, SE24 0JT

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DESCRIPTION:

Set within a well-maintained purpose-built block on Brixton Hill, this bright one-bedroom flat enjoys generous proportions, excellent natural light, and a private balcony overlooking leafy surroundings.

The home opens into a spacious reception and dining room with large Crittall-style windows framing lush green views and bathing the space in sunlight. The adjacent kitchen is practical and efficient, with a large window and scope for modernisation. The double bedroom is well-sized and peaceful, featuring a wide picture window and built-in storage potential. A tiled bathroom with a shower-over-bath completes the interior.

Outside, the private balcony provides a tranquil spot for morning coffee or evening drinks, surrounded by treetop views. Residents have access to permit parking (via council/block management) and the convenience of nearby Brixton Hill amenities, with Brixton Tube, Herne Hill, and Brockwell Park all easily accessible.

AT A GLANCE

- One-bedroom purpose-built flat
- Generous reception and dining room
- Private balcony with green outlook
- Good-sized double bedroom
- Separate kitchen with natural light
- Tiled bathroom with full bath
- Permit parking available subject to separate negotiation with council/ block management
- Excellent Brixton Hill location
- Close to vibrant bars, cafés and local shops
- Large windows and great natural light throughout
- Purpose-built development with lift access





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TOTAL: 460 sq.ft 42.7 m²
EXCLUDED AREAS: BALCONY: 57 sq. ft, 5 m²,

All 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 purchaser.



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: 111 year and 3 months

Service Charge: £1450 per annum

Ground Rent: £10 Annually

Council Tax Band: B

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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