



SHAREBOURNE HOUSE, EFFRA PARADE, SW2
£459,000 LEASEHOLD





SHAREBOURNE HOUSE, EFFRA PARADE, SW2

The property is ideally located for all the amenities of Brixton and Herne Hill including the lovely Brockwell Park and is within easy walking distance of both Herne Hill station and Brixton Underground.

Available exclusively through Winkworth, we are delighted to present this three double bedroom purpose-built apartment. The accommodation briefly comprises of a hallway/lobby with ample storage, a generous-sized reception/dining room, and a modern fitted kitchen equipped with the usual appliances including a dishwasher. The property has three good size double bedrooms, a modern bathroom with a shower overhead, a wash hand basin and a separate WC. An added benefit to the flat is the west facing balcony, providing you some outdoor space. The property benefits from double-glazing throughout and would make an ideal first-time purchase or buy to let investment.

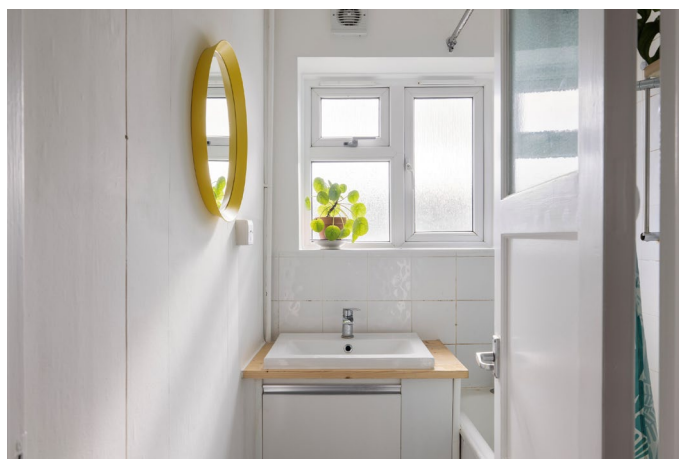
Offered chain free with a good lease.

AT A GLANCE

- Purpose-Built Apartment
- Reception/Dining Room
- Three Double Bedrooms
- Fitted Kitchen
- Bathroom
- Separate WC
- Balcony
- Ample Storage
- Leasehold
- Lambeth Council Tax: B
- Chain Free

DIRECTIONS

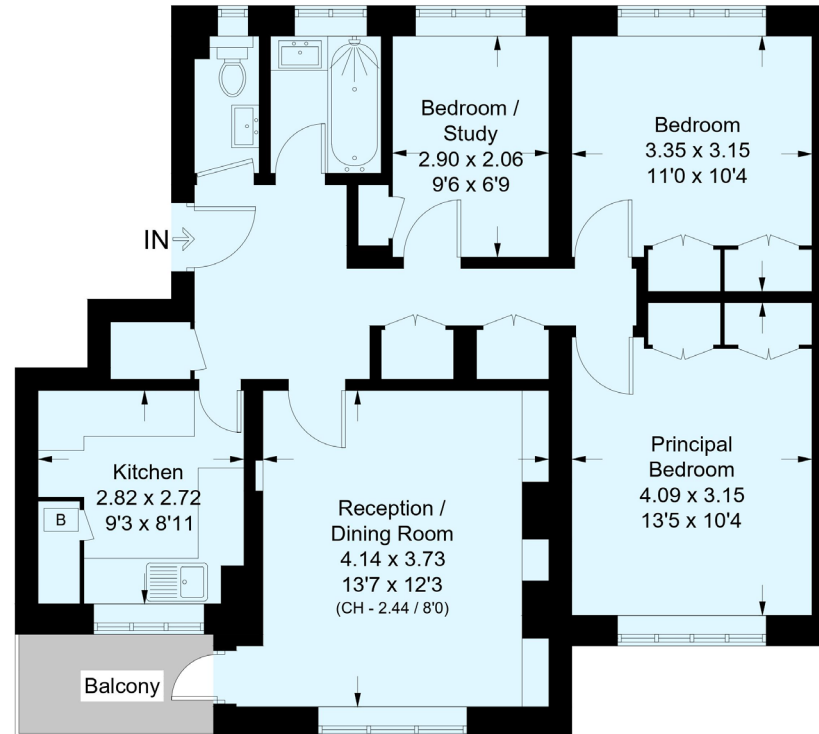
Brixton/Herne Hill





Sharebourne House, SW2

Approximate Floor Area = 73.5 sq m / 791 sq ft
Including Limited Use Area (0.5 sq m / 5 sq ft)



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID948949)

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