



HUNTER COURT, HERBERT MEWS, SW2
£400,000 LEASEHOLD

Winkworth



HUNTER COURT, HERBERT MEWS, SW2

We are pleased to present this two double bedroom flat in a luxury modern gated development (Brockwell Gate). The property is ideally located within walking distance of Brixton tube station and Herne Hill train station and is close to the lovely Brockwell Park.

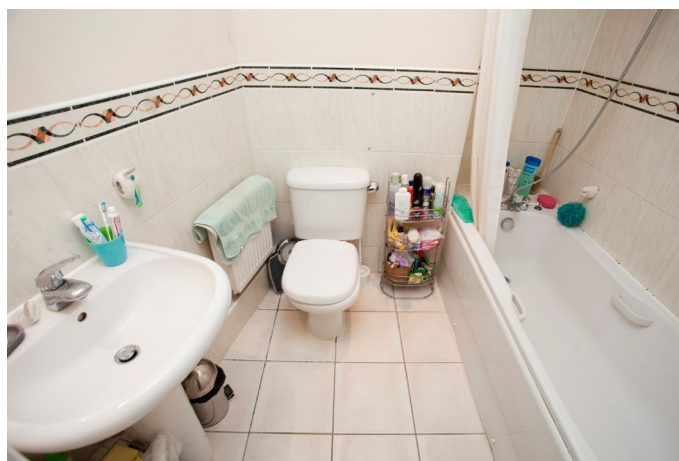
We are delighted to present for sale this well presented two double bedroom second floor flat located on the ever-popular Brockwell Gate development. This property comprises two well-proportioned double bedrooms (one with a fitted wardrobe), a bright reception/diner with French doors opening onto a Juliet balcony and a modern fitted kitchen equipped with the usual appliances. The property is double glazed throughout and is exceptionally quiet due to its location on the development. The property is ideally located for the transport links and amenities of Brixton, Herne Hill and Tulse Hill with the added bonus of direct access from the grounds of the development to the lovely Brockwell Park. Offered with a long lease, early viewings are recommended!

AT A GLANCE

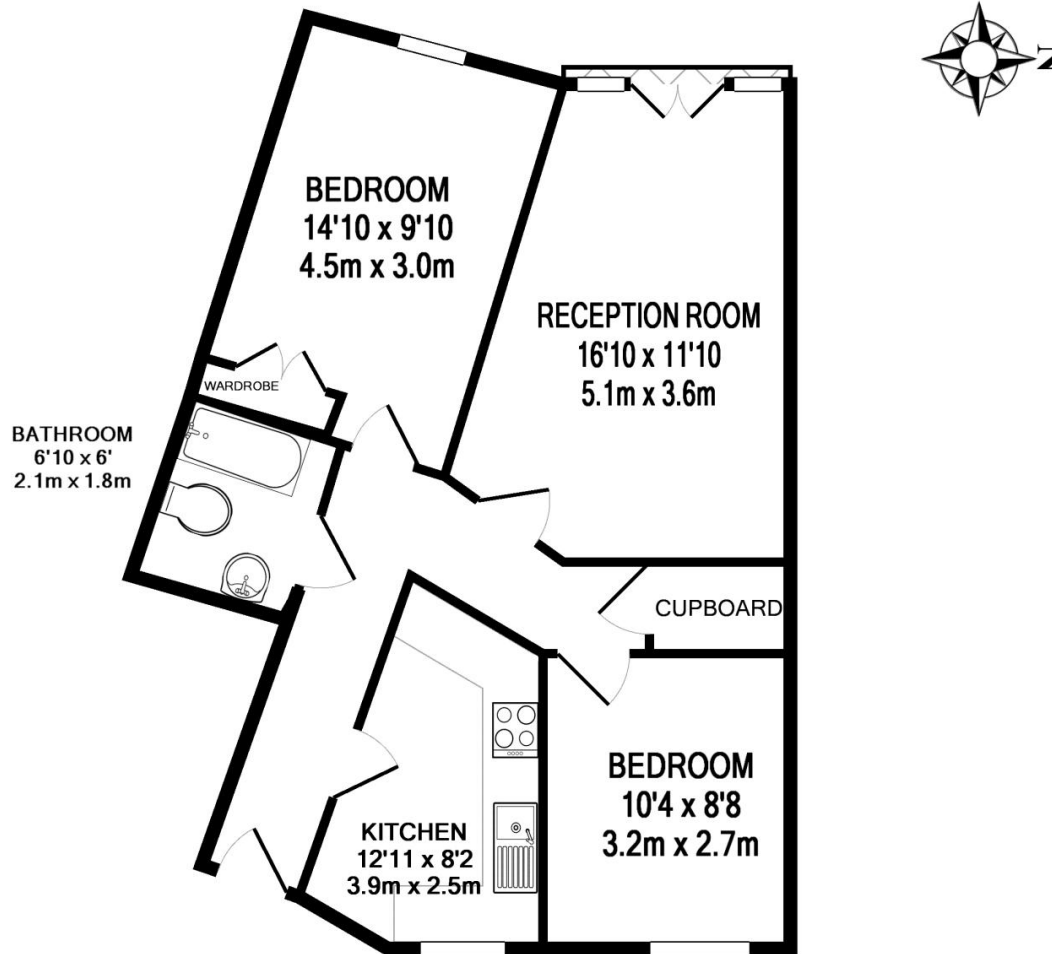
- Gated Development
- Second Floor (no lift)
- Two Double Bedrooms
- Reception/ Diner
- Modern Kitchen
- Bathroom
- Juliet Balcony
- Communal Bike Storage
- Leasehold (100+ years remaining)
- Lambeth Council Tax Band: D
- Sole Agent

LOCATION

Herne Hill







TOTAL APPROX. FLOOR AREA 611 SQ.FT. (56.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(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	

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

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