



Brixton Hill, SW2

£290,000 *Leasehold*



#### KEY FEATURES

- One double bedroom in an iconic 1930s building.
- Spacious apartment with approximately 462 sq. ft.
- Generous reception room filled with natural light.
- Modern kitchen with stylish fittings.
- Sleek and well-designed shower room.
- Access to a large communal garden at the rear.
- Short walk to Brixton Tube station and amenities.
- Vibrant location near shops, restaurants, and Brixton Market.

Step into the charm of this spacious one-bedroom apartment, beautifully set within the iconic Brixton Hill Court. Built in the 1930s, this residence boasts both character and convenience. Offering approximately 462 sq. ft. of thoughtfully designed living space, this property provides the perfect combination of original features and modern touches, ideal for those looking to enjoy the vibrant Brixton lifestyle.

The property comprises a generous reception room filled with natural light, a modern kitchen with stylish fittings, and a well-proportioned double bedroom that provides a peaceful retreat. The sleek shower room enhances the overall sense of luxury and practicality. Residents also benefit from access to the communal garden at the rear, perfect for enjoying outdoor relaxation amidst greenery.

Situated just a short walk from Brixton Tube station, this home offers easy access to Brixton's lively high street with its eclectic mix of shops, restaurants, and the famous Brixton Market.

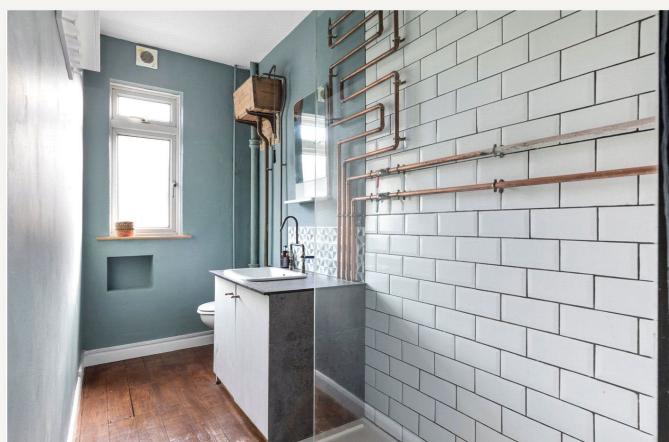
**Herne Hill**

020 7501 8950 | [hernehill@winkworth.co.uk](mailto:hernehill@winkworth.co.uk)

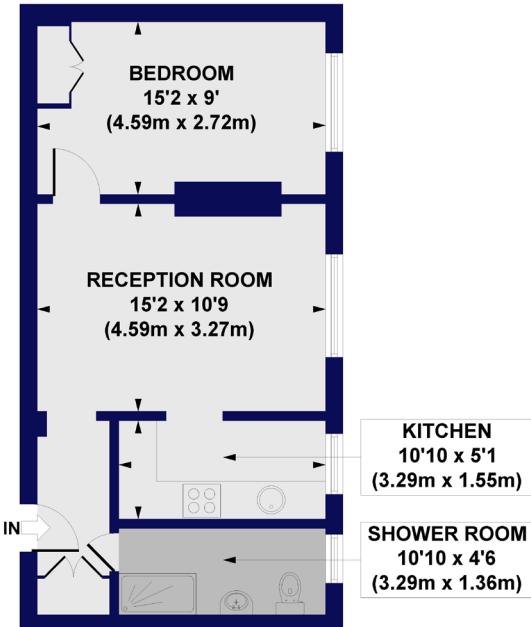
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Brixton Hill Court, Brixton Hill, SW2  
Approx. Gross Internal Floor Area 462 sq. ft / 42.92 sq. m



FIRST FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute a warranty or representation by the seller or agent of CP Creative. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-1) A		
(81-91) B		
(69-80) C	73	73
(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	

### MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 137 year and 7 months  
**Service Charge:** £3492.9 per annum  
**Council Tax Band:** C  
**EPC rating:** C

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