



MORRISH ROAD, SW2
£465,000 LEASEHOLD





MORRISH ROAD, SW2

A great opportunity to purchase this good size two double bedroom apartment with a balcony on a quiet residential street. The property is within walking distance of Brixton, Clapham and Streatham Hill amenities with good transport links from Brixton tube station.

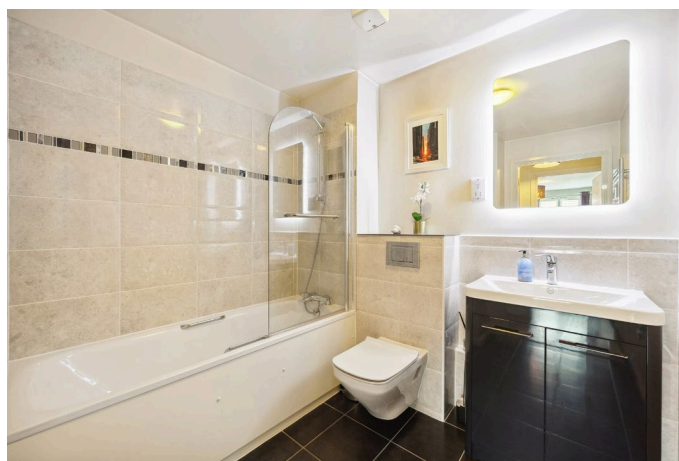
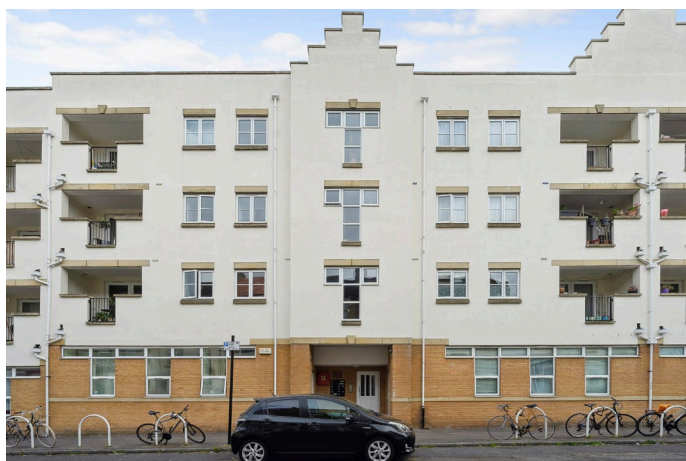
Available exclusively through Winkworth we are delighted to present for sale this well presented two double bedroom flat, located off Brixton Hill. This second-floor property comprises of two well-proportioned double bedrooms with ample storage (one with an en-suite shower room and WC), a separate modern bathroom with a shower overhead, a WC and a wash hand basin. Located to the front, there is a bright semi-open plan reception/diner/fitted kitchen with French doors opening onto a balcony, perfect for al-fresco dining. The property is double glazed throughout and also benefits from a designated private off- street parking space, a communal bike storage and a long lease in excess of 165 years. The property is located for the amenities of Brixton Hill, Streatham Hill Clapham and just a short bus ride to Brixton and the Victoria Line. This property would be ideal for a first-time buyer and early viewings are highly recommended!

AT A GLANCE

- Modern Purpose-Built Apartment
- Second Floor Flat
- Two Double Bedrooms
- Semi Open-Plan Living
- Reception Room/Dining Room/ Modern Kitchen
- Modern Bathroom
- En-Suite Shower Room
- Ample Storage
- Double Glazing Throughout
- Balcony
- Leasehold (165+ years left)
- Lambeth Council Tax Band: D
- Designated Off-Street Parking Space
- Sole Agent

LOCATION

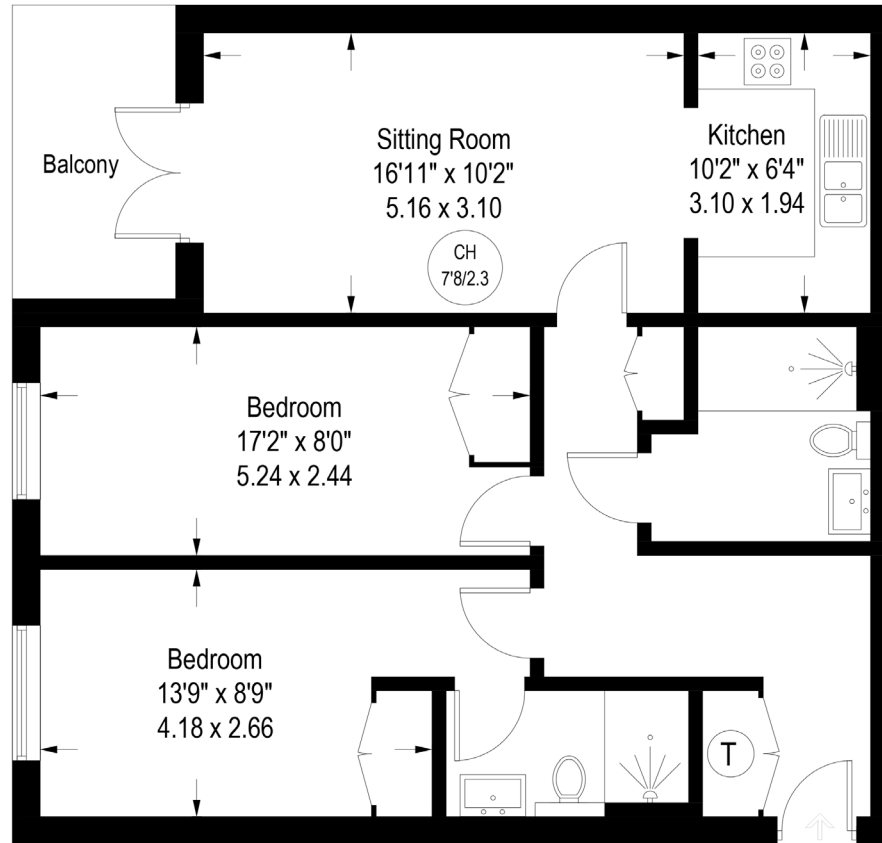
Brixton Hill





Morrish Road, London, SW2

Approximate Gross Internal Area = 749 sq ft / 69.6 sq m



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID964018)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	74	
(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	

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