



HAYTER ROAD, SW2
£525,000 SHARE OF FREEHOLD

A FANTASTIC TWO BEDROOM, TWO BATHROOM FLAT, PERFECTLY LOCATED JUST A SHORT STROLL AWAY FROM BRIXTON'S AMENITIES AND TRANSPORT LINKS

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DESCRIPTION

A fantastic two bedroom, two bathroom flat, perfectly located just a short stroll away from Brixton's amenities and transport links. Hayter Road is a desirable quiet residential road, highly sought-after for character and proximity to Brixton and Clapham town centres. The property is sandwiched between two outstanding primary schools; Sudbourne School and Corpus Christi.

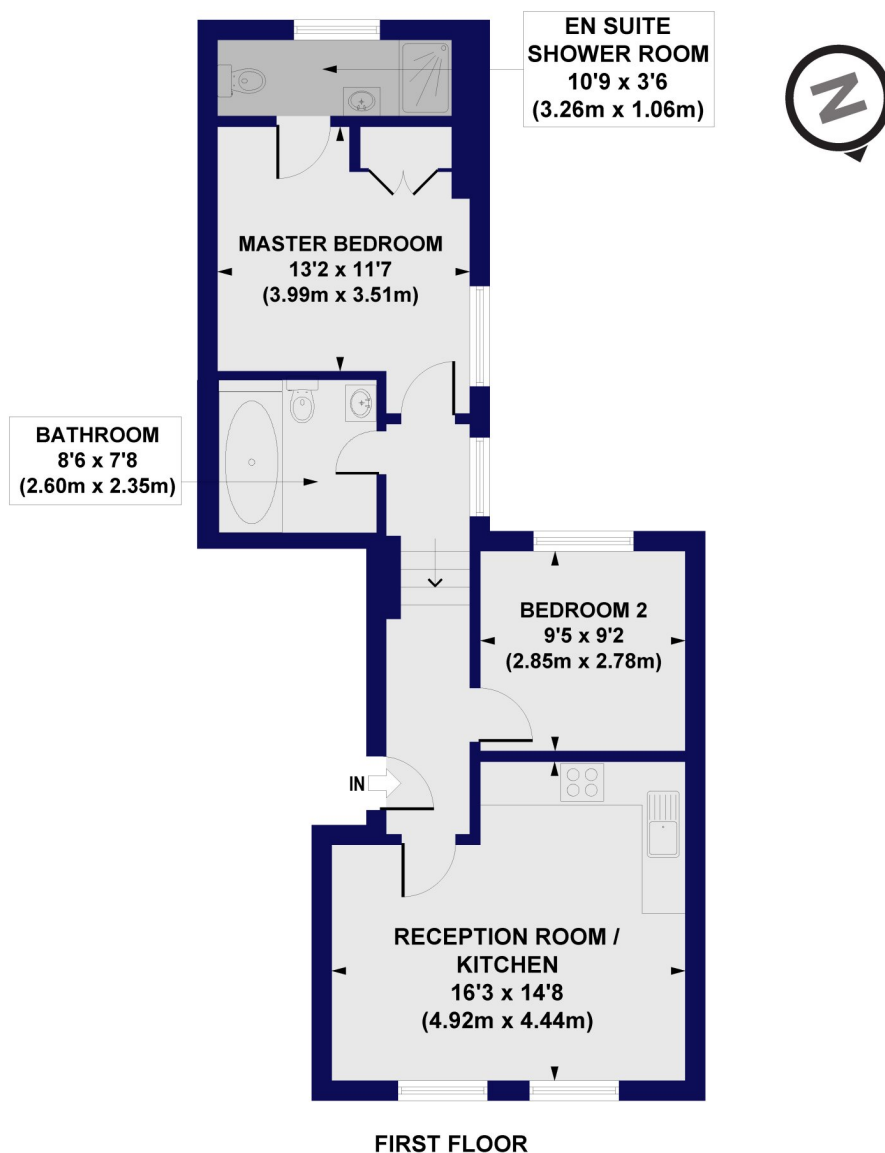
This first floor flat comprises two comfortable bedrooms, a modern bathroom along with en-suite shower room to the master bedroom. A lovely open-plan kitchen/ reception room can be found at the front of the flat. The property is full of characterful features with large sash windows and high ceilings. The apartment amplifies the feeling of space and creates a bright and airy atmosphere throughout.

The property is a short ten-minute stroll to the centre of Brixton, and the first stop on the Victoria Line. At the end of the road is vibrant Brixton Hill and its brilliant array of cafes, pubs and restaurants, such as F Mondays, Pizza Brixton, and the White Horse pub, to name a few. The location is perfect for anyone who wants to be close to the action, yet retain a sense of calm. In the other direction, purchasers will also benefit from everything that Clapham has to offer within a sixteen-minute walk: the multitude of restaurants and bars, and excellent transport links with two Northern Line underground stations; Clapham Common and Clapham North tube stations. The award-winning Brockwell Park is just a short stroll away, along with its iconic 1930's Lido and unrivalled sports facilities. A great flat in a great location.





Hayter Road, SW2
Approx. Gross Internal Floor Area 628 sq. ft / 58.36 sq. m



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 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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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.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92)	A		
(81-91)	B		
(69-80)	C	81	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold
Term: Expires - 01/01/2137
Service Charge: £0 per annum
Ground Rent: £ 250 Annually (subject to increase)
Council Tax Band:
 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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