



EFFRA PARADE, SW2
OFFERS IN EXCESS OF £325,000 LEASEHOLD

BRIGHT TOP-FLOOR APARTMENT WITH CITY VIEWS, MOMENTS FROM BRIXTON & HERNE HILL

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

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DESCRIPTION:

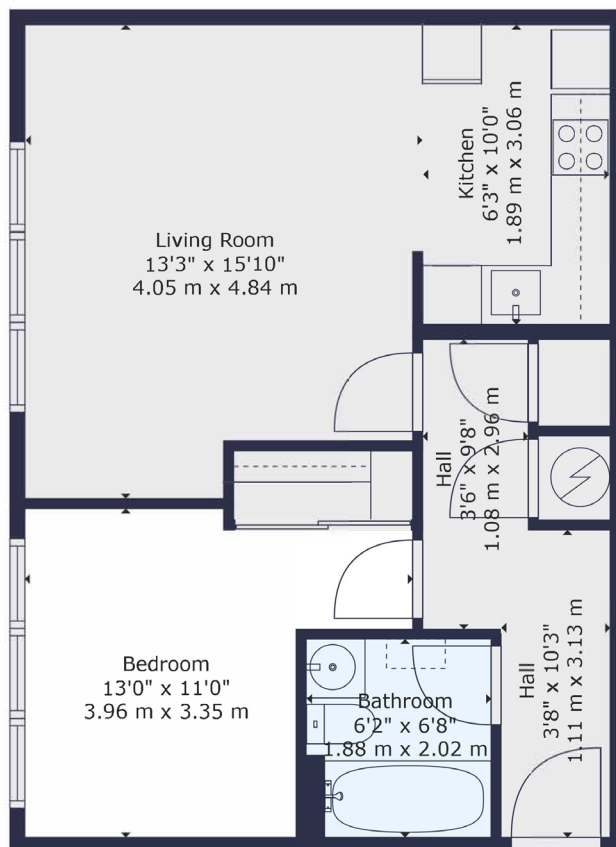
Situated in a sought-after development, this top-floor corner apartment offers bright and spacious living with stunning city views. Ideally positioned between Brixton and Herne Hill, the property enjoys the best of both worlds—Brixton’s lively energy and Herne Hill’s village-like charm.

Upon entering, you are welcomed into a generous open-plan living and dining area, where large windows flood the space with natural light and frame breathtaking skyline views. The well-appointed kitchen features sleek cabinetry and modern appliances, creating a stylish and practical cooking space. The double bedroom is well-proportioned, offering a peaceful retreat with ample storage options. The apartment also boasts a contemporary bathroom with elegant tiling and a shower-over-bath combination. Residents benefit from secure communal bike storage, perfect for cycling enthusiasts or commuters.

With Brixton Underground (Victoria Line) and Herne Hill Station just a short walk away, this location offers superb connectivity. A variety of local hotspots, including Brixton Village, POP Brixton, and the independent cafés of Herne Hill, are all within easy reach. The expansive green spaces of Brockwell Park provide a tranquil escape from city life.







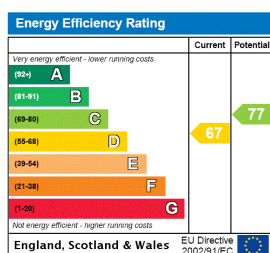
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TOTAL: 534 sq. ft, 49.6 m²

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 Winkworth. 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.



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.



Tenure: Leasehold

Term: 106 years

Service Charge: £1,174.97 per annum

Ground Rent: £150 per annum

Council Tax Band: C

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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