



Hyperion House, Brixton Hill, SW2

Offers IEO: £350,000 *Leasehold*

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KEY FEATURES

- Split level apartment
- Two double bedrooms
- Generous reception room
- Separate fitted kitchen
- Leafy green outlook
- Double glazed windows
- Close to Brockwell Park
- Excellent transport links

Set on the first and second floors of a well-kept purpose-built block, this bright split-level apartment offers leafy views, generous proportions and superb day-to-day convenience. A welcoming hallway leads to a separate kitchen with space to dine and a full-width reception room, flooded with light from large picture windows and framed by bespoke shelving – an ideal setting for relaxing or entertaining.

Upstairs you'll find two comfortable double bedrooms and a modern bathroom, all arranged off a central landing. Both bedrooms enjoy a tranquil green outlook over mature trees to the rear, while useful built-in storage and double-glazed windows make the home practical as well as peaceful. With 654 sq ft / 60.8 sq m of space and plenty of scope to add your own style over time, this flat is a great first home or investment in a connected, community-minded spot.

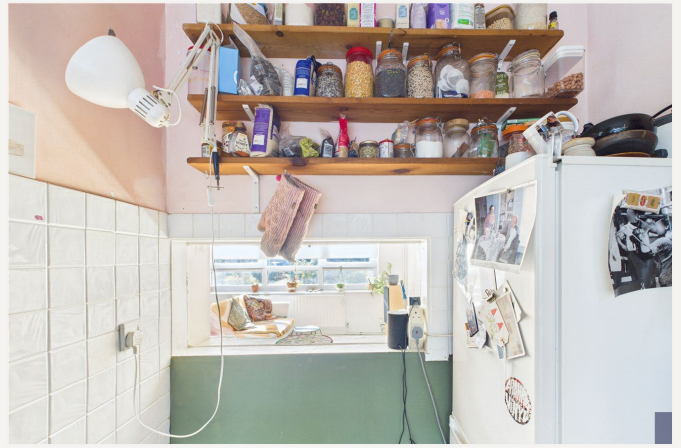
Hyperion House sits moments from Brixton Hill for everyday shops, cafés and handy bus routes whisking you to Brixton in minutes for the Victoria line and fast rail to Victoria. Streatham Hill and Herne Hill are also within easy reach for Overground services and independent neighbourhood favourites. Weekend strolls are well catered for with Brockwell Park and its Art Deco lido close by, while the vibrant food, music and markets of Brixton are on your doorstep.

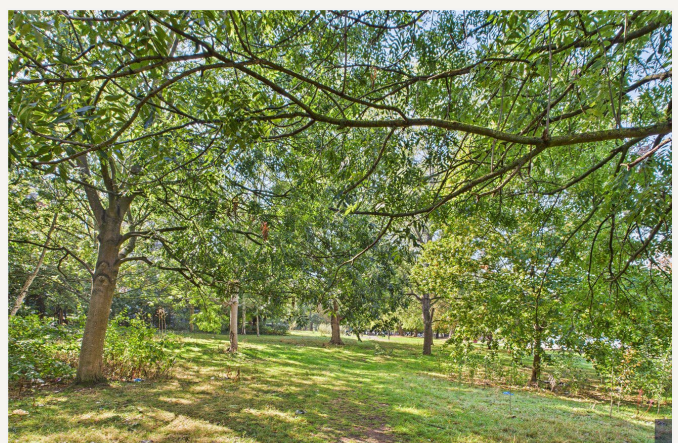
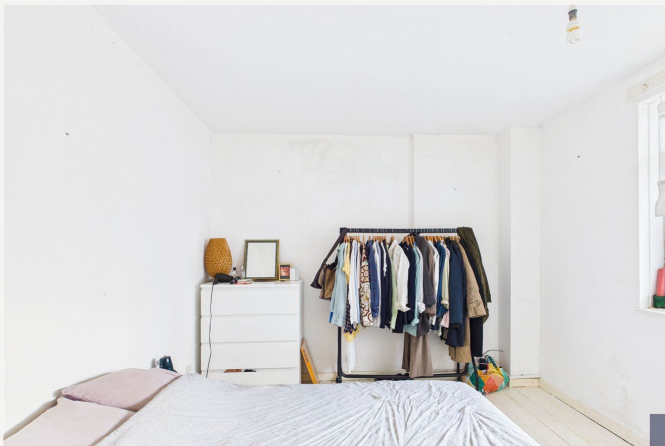
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MATERIAL INFO

Tenure: Leasehold
Term: 88 years and 8 months
Service Charge: TBC
Ground Rent: TBC
Council Tax Band: B
EPC rating: To be confirmed

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