



Brixton Road, SW9

£385,000 *Leasehold*



A great opportunity to acquire a lovely one-bedroom flat on the second floor of this Victorian conversion on Brixton Road. This flat has been wonderfully decorated and is perfect for first time buyers. The building is Grade II Listed and sits within the Brixton Road conservation area. EPC rating C

KEY FEATURES

- Great location
- Good transport links
- Well decorated
- Natural light



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DESCRIPTION

Entering the property on the second floor, you are greeted by a spacious hallway, with a large storage cupboard conveniently located to the right of the front door. This provides the perfect space for housing a washing machine, as well as additional household items.

Directly ahead is the beautifully decorated kitchen, offering plenty of countertop space and ample storage, there is also plenty of room for a dining table and chairs.

Across the hallway, the generously sized reception room benefits from an abundance of natural light through the sash window. There is plenty of space for freestanding furniture, while the built-in shelving provides useful additional storage and display space.

The bedroom is a well-proportioned double, featuring built-in wardrobe space and plenty of natural light, creating a bright and comfortable environment.

The bathroom comprises a shower over the bath, WC and wash basin with useful storage beneath. It has been recently renovated.

The property also benefits from access to communal gardens.





MATERIAL INFO

Tenure: Leasehold

Term: 125 years from 17 October 1994 (93 years and 2 months)

Service Charge: £2,780.40 per annum (including £415.20 per annum Reserve Fund)

Ground Rent: £10 per annum

Local Authority: Lambeth

Council Tax Band: B

EPC rating: C

PARKING

Residents parking permit from the Lambeth council

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Ultrafast broadband

LOCATION

The flat is located on Brixton Road just a short walk from Brixton (approximately 0.8 miles) which offers a vast range of restaurants, bars and supermarkets to choose from as well as Overground/Underground stations (National rail/Victoria line) and a frequent bus service into central London.

DIRECTIONS

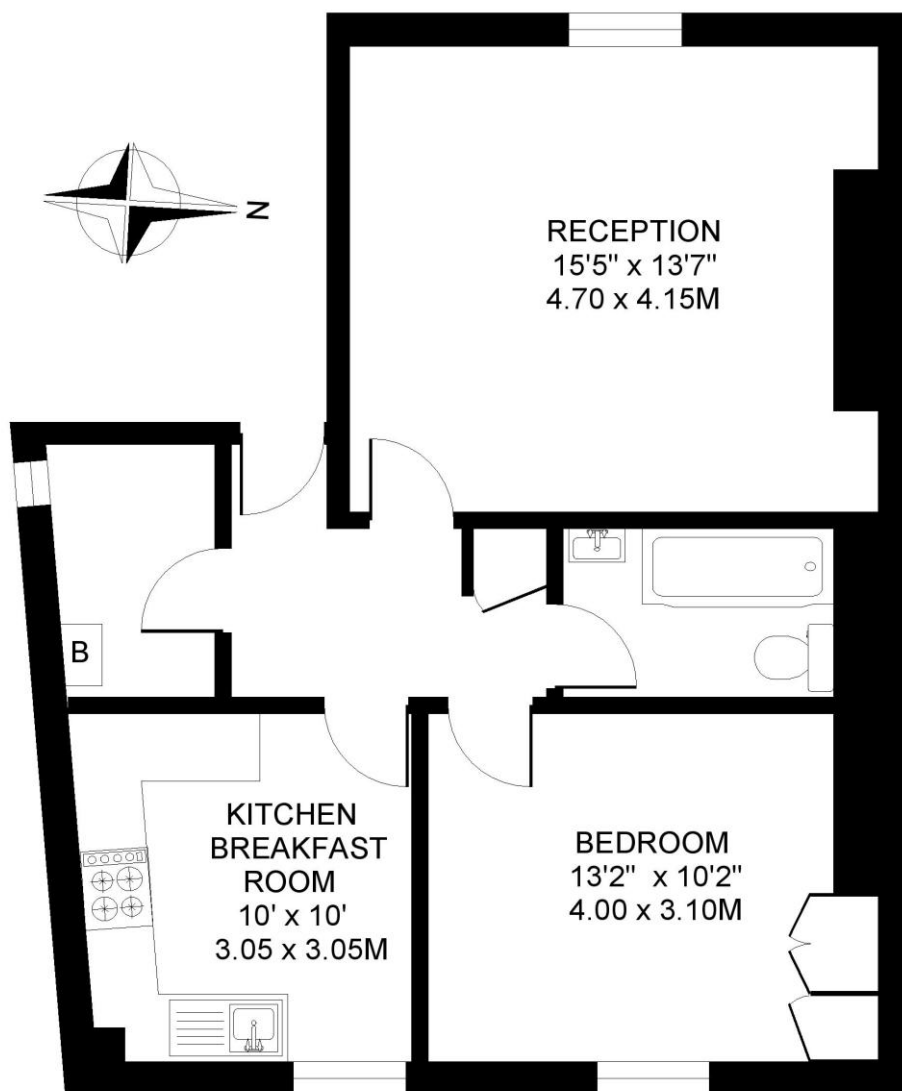
Stockwell Station (Northern & Victoria Line) is approximately 0.6 miles away and Brixton stations (Victoria Line & Overground) are approximately 0.8 miles away.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BRIXTON ROAD. SW9
1 BEDROOM FLAT

Approximate gross floor area
604 SQ.FT. / 56.1 SQ.M.



SECOND FLOOR

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