



## Dumbarton Court, Brixton Hill, SW2

£300,000 *Leasehold*



### KEY FEATURES

- Bright ground floor flat
- Turn key condition and chain free
- Spacious reception room
- Separate modern kitchen
- Generous double bedroom
- Stylish contemporary shower room
- Access to communal garden
- Permit parking via council/block



**Herne Hill**

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## DESCRIPTION

Set within the well-maintained Dumbarton Court development on Brixton Hill, this bright and inviting one-bedroom flat offers a wonderful sense of space and light. Positioned on the ground floor and presented in turn key condition, it is offered to the market chain free, making it an ideal move-in-ready home or investment opportunity.

Upon entering, a welcoming hallway leads into a spacious reception room with large windows that fill the space with natural light — perfect for relaxing or entertaining. The separate kitchen has been smartly updated, featuring sleek white cabinetry, wooden worktops, green tiled splashbacks, and integrated appliances including an oven and gas hob.

The double bedroom is generously proportioned, offering space for additional storage and enjoying a quiet aspect. A stylish modern shower room completes the layout, finished with contemporary tiling and fittings.

Residents benefit from access to a well-kept communal garden, and permit parking is available via the council or block management. The flat enjoys excellent transport connections, with Brixton Underground station, Herne Hill, and the green open spaces of Brockwell Park all within easy reach.







LOCATION

Located on Brixton Hill, Dumbarton Court offers residents the best of both vibrant city living and green open spaces. Just moments away, Brixton’s lively high street is filled with an array of independent cafés, restaurants, and bars, as well as the popular Brixton Village and Ritzy Cinema. The green expanses of Brockwell Park, with its iconic Lido and community gardens, are within easy reach for relaxed weekends outdoors. Excellent transport connections include Brixton Underground station (Victoria Line), numerous bus routes, and nearby Herne Hill station, providing swift access into Central London and beyond.

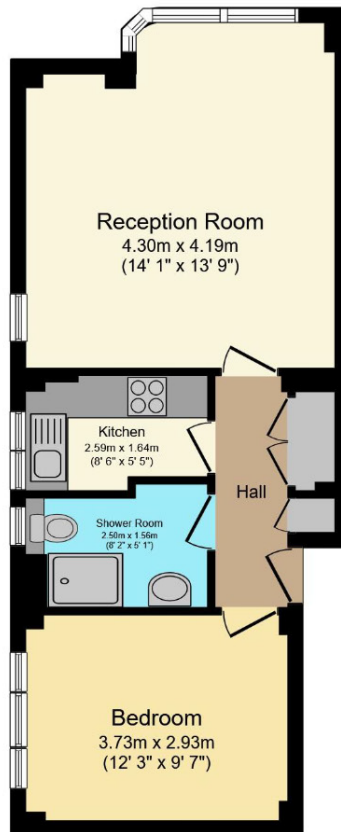
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MATERIAL INFO

- Tenure: Leasehold
- Term: 178 years
- Service Charge: £1450 per annum
- Ground Rent: £10 Annually (subject to increase)
- Council Tax Band: B
- EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**

Total floor area 46.0 sq. m. (495 sq. ft.) approx

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