



ARCHBISHOPS PLACE, LONDON, SW2
£750,000 FREEHOLD

A CHARMING AND SPACIOUS TWO DOUBLE BEDROOM HOUSE SET ON A QUIET RESIDENTIAL STREET IN BRIXTON

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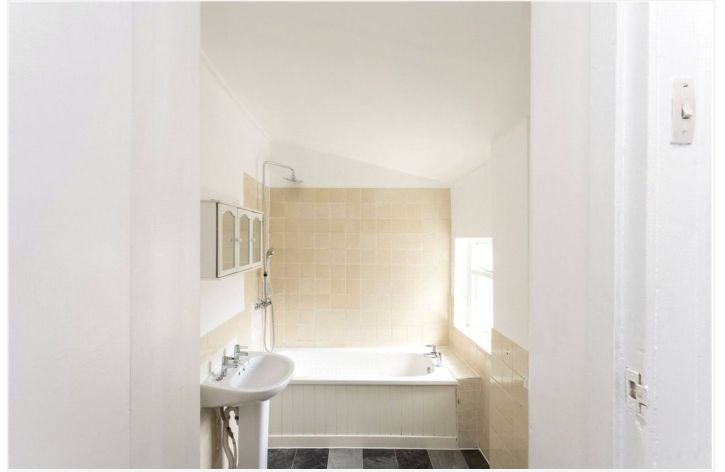
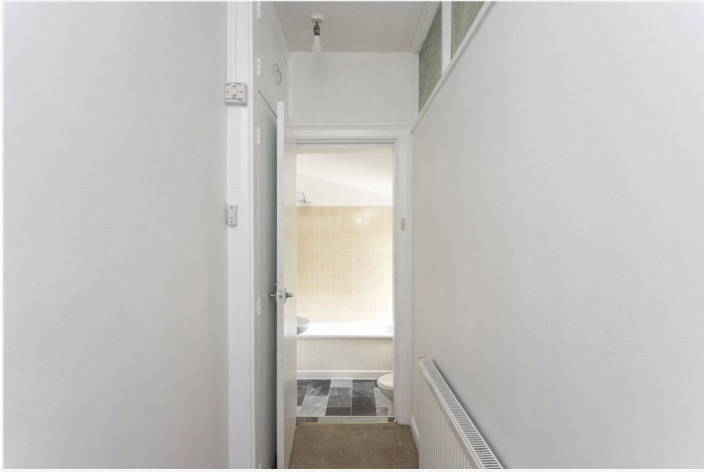
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DESCRIPTION

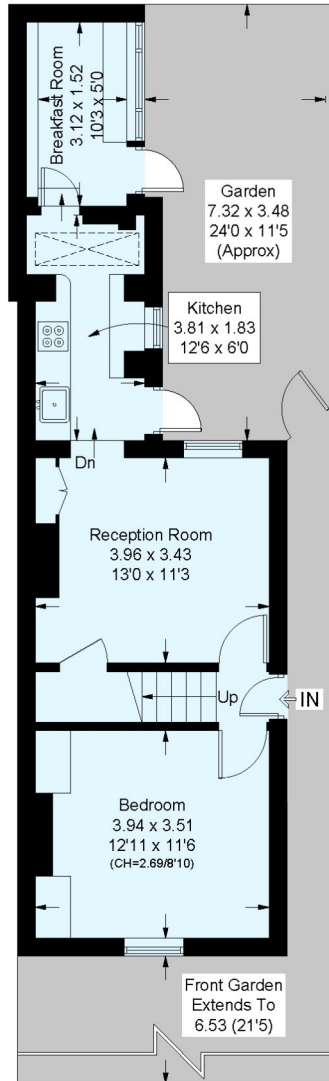
We are delighted to present this charming two double bedroom house with a front and rear garden. The accommodation briefly comprises of a front and rear reception room, a galley kitchen with a separate utility room, two double bedrooms and a family bathroom with a shower over the bath, a wash hand basin and a WC. To the rear, is a wonderful private garden.

Archbishops Place is near to Brixton Tube (Victoria) station with easy commuter links to the City and West End. Nearby there are several excellent local pubs, bars and restaurants as well as several supermarkets, a Post Office and other useful shops. The leafy spaces of Brockwell Park with its iconic Lido are in close proximity, ever popular with dog walkers and runners and hosting many fun public events throughout the year.

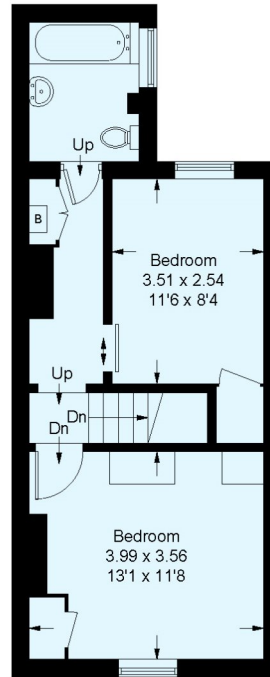


Archbishops Place, SW2

Approximate Floor Area = 83 sq m / 893 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)



Ground Floor
45.9 sq m / 494 sq ft



First Floor
37.1 sq m / 399 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID894126)

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
Very energy efficient - lower running costs	
A (92-100)	83
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-58)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

Tenure: Freehold
Term: Expires -
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: E

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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