



EFFRA ROAD, SW2
£495,000 LEASEHOLD

Winkworth



EFFRA ROAD, SW2

This charming, first floor Victorian conversion flat retains plenty of period features and benefits from a communal garden to front. The property is well located for both Brixton and Herne Hill with bars, restaurants and shops all within easy walking distance and the added bonus of the lovely Brockwell Park and its iconic Lido nearby. There are good transport links from Brixton tube and Herne Hill train station.

This two double bedroom flat is set within an End of Terrace Victorian house, which is set back from the road with a large communal garden to front. On entering, the accommodation briefly comprises of a welcoming hallway with a storage cupboard, a large reception room with wood floor, a period fireplace and a large bay with sash windows which let in plenty of natural light. The modern galley kitchen is equipped with the usual appliances and has plenty of wall and base units for ample storage and a handy breakfast bar. The two double bedrooms are a good size and both benefit from large sash windows. The shower room completes the space and has a shower enclosure, a wash hand basin and a WC. Offered with a long lease, early viewings are recommended!

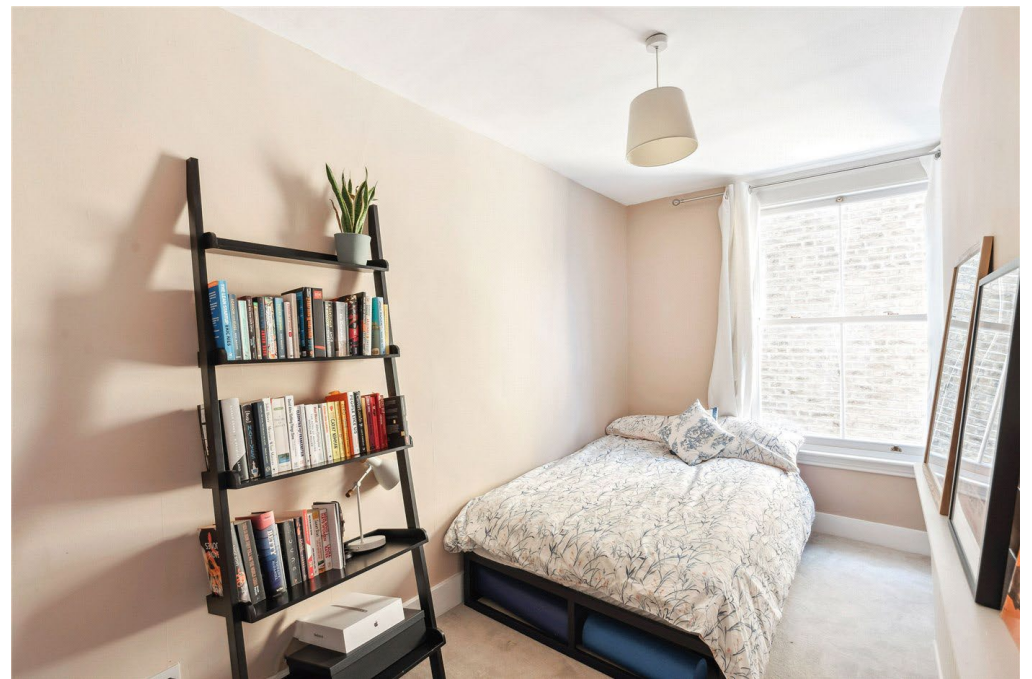
AT A GLANCE

- First Floor Victorian Conversion Flat within an End of Terrace House
- Period Features
- Two Double Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Shower Room
- Ample Storage
- Communal Garden to Front
- Lambeth Council Tax Band: C
- Leasehold (110 years approx. remaining)

LOCATION

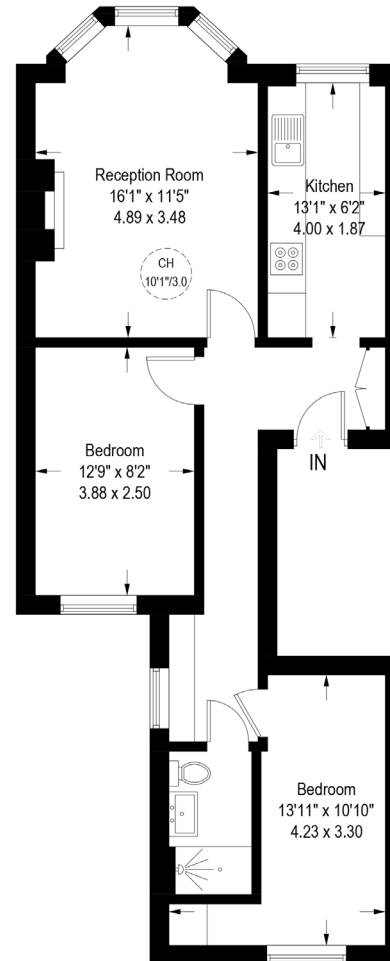
Brixton





Effra Road, London, SW2

Approximate Gross Internal Area = 616 sq ft / 57.2 sq m



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1029801)

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 79 |
| (55-68) | D | 68 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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