



Bristowe Close, SW2

£550,000 *Leasehold*

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KEY FEATURES

- 2 Double Bedrooms
- Refurbished to a high standard
- Large private Garden
- Open Plan Kitchen / Diner
- Brockwell Gate Development
- Gated Community
- Direct Access to Brockwell Park

A unique two-bedroom garden flat nestled on the edge of Brockwell Park within a luxury gated development, Brockwell Gate.

This flat has been renovated to a high standard throughout. Comprising an open plan kitchen/diner, providing ample storage within modern cabinetry, with neatly integrated appliances, a gas hob, and wrap-around work surfaces for a stylish and functional cooking space. The reception area, strategically positioned to the rear benefits from patio doors which seamlessly interconnect with the landscaped garden which is perfect for in/out living and entertaining. Adjacent are two generously sized double bedrooms, both

benefitting from built in storage, completed by a family-sized modern bathroom.

Blades Lodge forms part of the Brockwell Gate development, an attractive enclave of flats and houses with the added bonus of direct access from the grounds of the development to the lovely Brockwell Park. The nearest transport links are Brixton tube or Herne Hill rail which are easily accessed and offer fast links to the City and the West End.

Herne Hill

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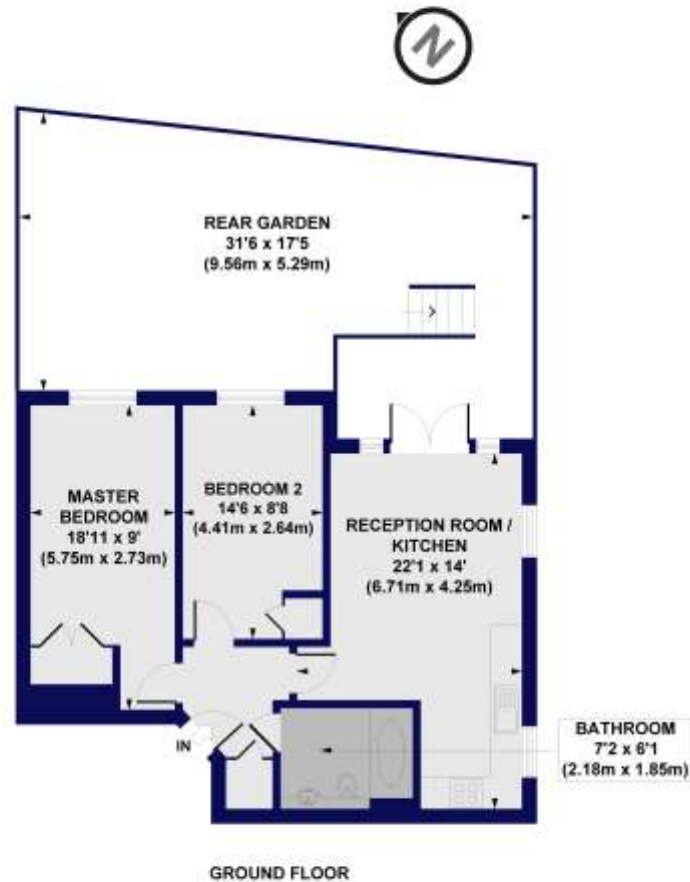
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Blades Lodge, Bristowe Close, SW2
Approx. Gross Internal Floor Area 655 sq. ft / 60.82 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 165 year and 5 months

Service Charge: £2244 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

EPC rating: C

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