



Brixton Road, SW9

£495,000 *Leasehold*



A great opportunity to acquire a lovely two-bedroom flat in a Victorian conversion on Brixton Road. EPC rating D

#### KEY FEATURES

- Great potential
- Excellent transport links
- Communal garden
- 868 SQFT



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## DESCRIPTION

This unmodernised flat presents an excellent opportunity for a purchaser looking to add value and personalise a property to their own taste.

Accessed on the first floor, the flat opens into a private staircase leading to the main accommodation above.

The second floor comprises the kitchen and reception room. The reception room is dual aspect and benefits from excellent natural light from windows on either side, creating a bright and inviting space. There is ample room for freestanding furniture, including a dining table, sofas and storage units. Adjacent to this is the kitchen, which is also well lit via a large sash window and offers a good range of worktop and storage space, along with a sink and provision for a dishwasher and fridge freezer.

On the third floor are two bedrooms, both comfortably accommodating double beds and additional freestanding furniture. Each bedroom features charming windows that allow for plenty of natural light. The bathroom is conveniently located nearby and comprises a bath, WC and wash hand basin.

Further benefits include access to a communal garden, providing a pleasant outdoor space to enjoy fresh air.





## MATERIAL INFO

**Tenure:** Leasehold

**Term:** a new 125 year lease

**Service Charge:** £2,835.27 per annum

**Ground Rent:** Nil

**Local Authority:** Lambeth

**Council Tax Band:** D

**EPC rating:** D

## PARKING

On-street parking

## UTILITIES

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – ultrafast broadband

## LOCATION

The flat is situated on Brixton Road just a short walk from Brixton, which offers a vast range of restaurants, bars and supermarkets to choose from as well as Brixton Overground/Underground stations and a frequent bus service into Central London.

## DIRECTIONS

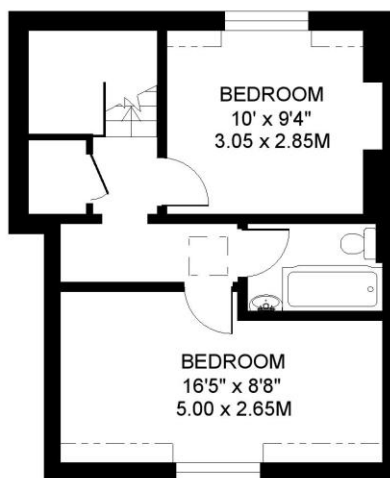
Stockwell Station (Northern & Victoria Line) is approximately 0.6 miles away and Brixton Stations (Victoria & Overground) are approximately 0.8 miles away. The area is also well-served by a frequent bus service into Central London.

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.

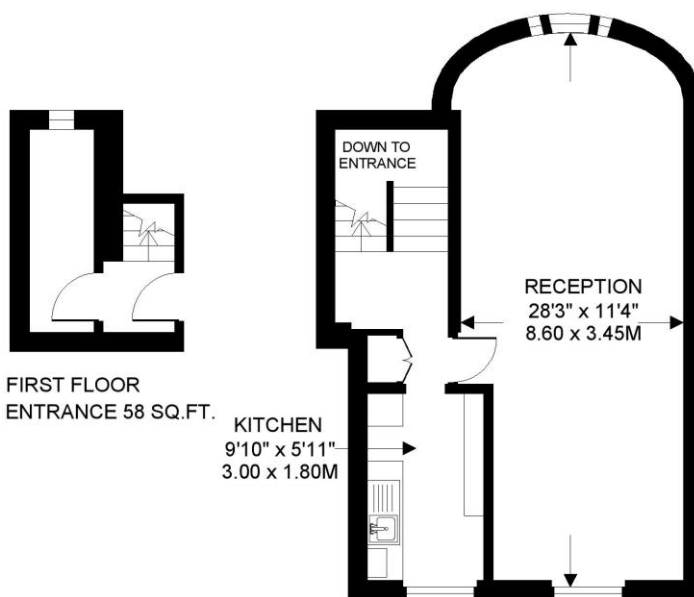
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

BRIXTON ROAD. SW9  
2 BEDROOM FLAT

Approximate gross floor area  
868 SQ.FT / 80.6 SQ.M.



THIRD FLOOR 373 SQ.FT.



FIRST FLOOR  
ENTRANCE 58 SQ.FT.

SECOND FLOOR 437 SQ.FT.

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