



EFFRA PARADE, SW2  
£375,000 LEASEHOLD



## EFFRA PARADE, SW2

The property is ideally located for all the amenities of Brixton and Herne Hill including the lovely Brockwell Park and is within easy walking distance of both Herne Hill station and Brixton Underground.

We are delighted to present this one double bedroom purpose-built apartment. The accommodation briefly comprises of a hallway/lobby with ample storage, a generous-sized reception/dining room, and a modern fitted kitchen equipped with the usual appliances. The property has a good size double bedroom, a modern bathroom with a shower overhead, a wash hand basin and a separate WC. The property benefits from a designated parking space, communal gardens and a bike store. This would make an ideal first-time purchase or buy to let investment and the property is offered with a good lease length in excess of 105 years. Offered chain free, early viewings are recommended!

### AT A GLANCE

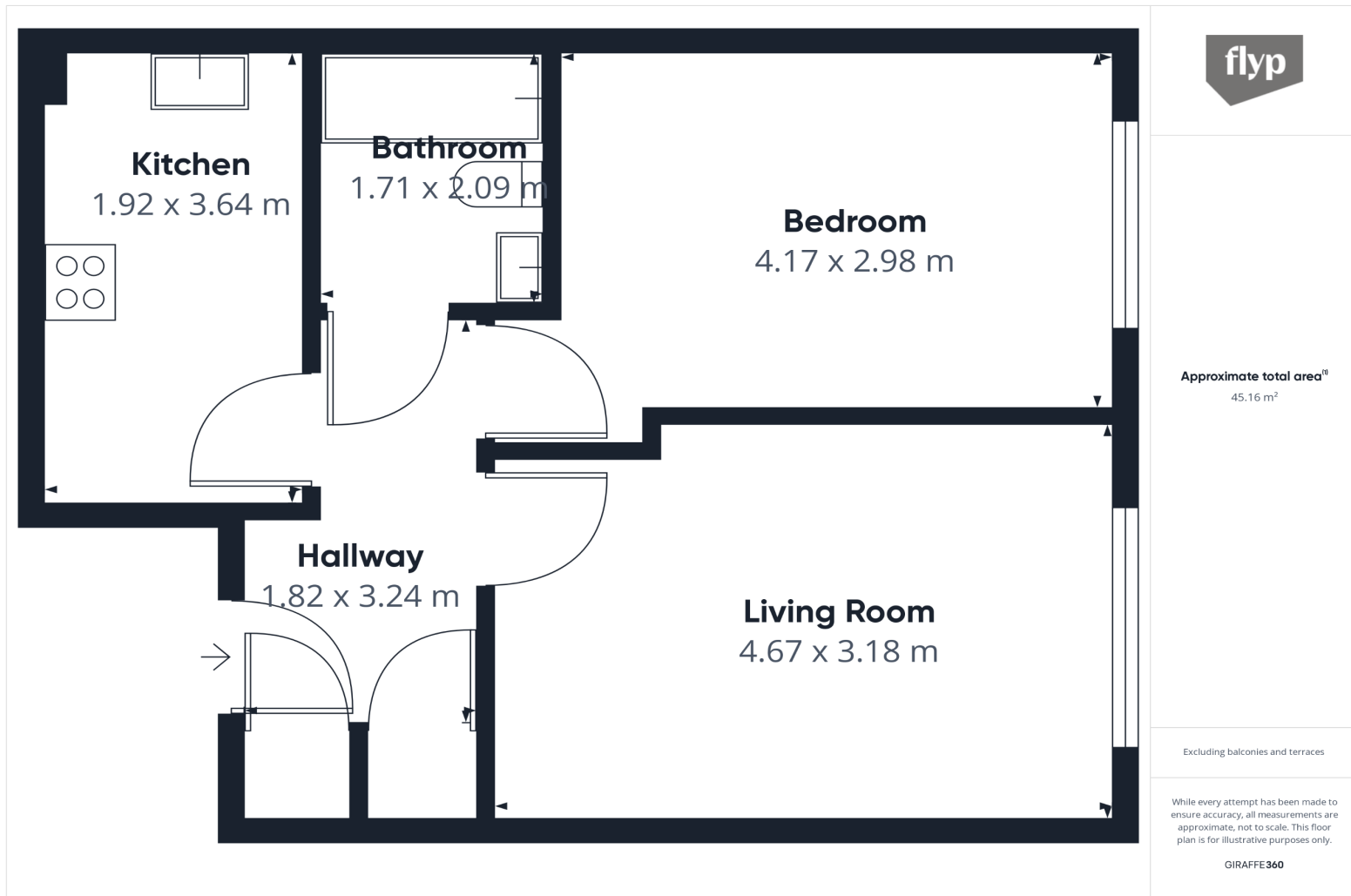
- Purpose-Built Apartment
- Third Floor (with Lift)
- Reception/Dining Room
- One Double Bedroom
- Fitted Kitchen
- Modern Bathroom
- Ample Storage
- Leasehold (in excess of 105 years remaining)
- Designated Parking Space
- Communal Gardens
- Lambeth Council Tax: C
- Chain Free

### LOCATION

Brixton/Herne Hill







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

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