



BRIXTON HILL, SW2  
OFFERS IN EXCESS OF £450,000 LEASEHOLD

## BRIGHT AND SPACIOUS THREE-BEDROOM FLAT RECENTLY REFURBISHED NEAR BRIXTON'S VIBRANT CENTRE

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**DESCRIPTION:**

Set within a handsome 1930s building along Brixton Hill, this generous three-bedroom flat offers over 1,100 sq. ft. of bright and well-balanced living space. The property has been recently redecorated and benefits from newly installed flooring throughout, bringing a fresh and inviting feel to the interior.

The home opens to a wide central hallway leading to three spacious double bedrooms and a large reception room filled with natural light. A stylish modern bathroom with separate WC has been newly fitted, while the kitchen retains charming original features alongside new units and practical space for dining.

Located just moments from the vibrant heart of Brixton, you'll find an array of restaurants, bars, cafes, and the iconic Ritzy Cinema all nearby. Excellent transport links via Brixton Tube (Victoria Line) and numerous bus routes provide fast and easy access to central London.









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**TOTAL: 1104 sq. ft, 102.6 m<sup>2</sup>**  
FLOOR 1: 1097 sq. ft, 102 m<sup>2</sup>

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 Winkworth. 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.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Lease Length:** 89 years and 11 months

**Service Charge:** £1832 per annum

**Council Tax Band:** C

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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