



Crownstone Court, London, SW2

Offers IEO: £389,950 *Leasehold*



KEY FEATURES

- Purpose Built Mansion Block
- Fourth Floor
- Reception Room
- Smart Kitchen
- Two Bedrooms
- Shower Room
- Ample Storage

This is an excellent opportunity to purchase this two double bedroom flat set on the fourth floor (with lift) of a purpose-built private mansion block. The property is ideally located on a quiet residential road within close proximity of Brixton's amenities (including the tube station, Zone 2) and within walking distance of the lovely Brockwell Park.

This fourth floor flat comprises of: a good size, neutrally decorated reception room, two double bedrooms, a modern metro tiled shower room with WC and a smart fitted kitchen with new Bosch appliances and a wooden worktop. The property is in good decorative order with storage and double glazing throughout. The service charges include heating, hot water and building insurance and benefits from a lift, a long lease and is sold with no onward chain.

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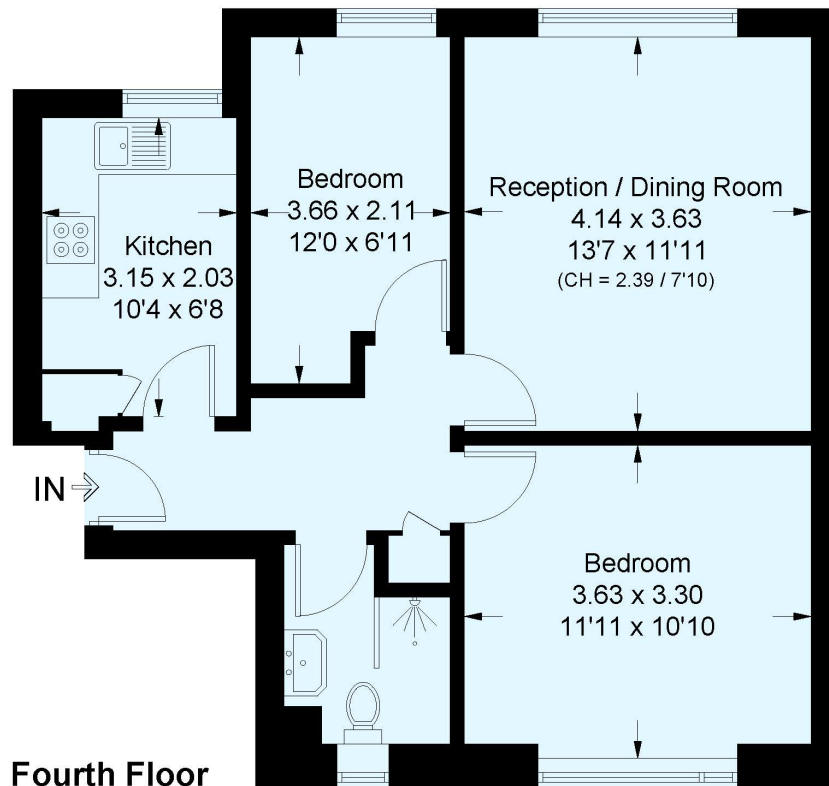
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Approximate Floor Area = 53.4 sq m / 575 sq ft
Including Limited Use Area (1 sq m / 11 sq ft)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID713176)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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	

MATERIAL INFO

Tenure: Leasehold

Term: 113 years and 5 months

Service Charge: £3000 per annum

Ground Rent: £70 Annually (subject to increase)

Council Tax Band: B

EPC rating: D

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