



## Dover Mansions, Canterbury Crescent, SW9

Guide Price: £600,000 - £650,000 *Leasehold*

3  1  2 

### KEY FEATURES

- Three double bedrooms
- Spacious reception room
- Feature fireplace
- Kitchen breakfast room
- Two bathrooms
- Period mansion block
- High ceilings and sash windows
- Central Brixton location

Set on the second floor of this attractive Victorian mansion block in the heart of Brixton, this wonderfully spacious three-bedroom apartment combines elegant period character with generous proportions throughout. The property is entered via a central hallway which leads through to a superb reception room, featuring a beautiful fireplace and a striking bay window that fills the space with natural light. High ceilings, wooden sash windows, and wooden floors enhance the sense of volume and heritage, creating a warm and inviting setting for both relaxing and entertaining. Adjacent to the reception is a well-sized kitchen breakfast room, offering excellent worktop space and storage, with room for a dining table for everyday meals or hosting. There are three genuine double bedrooms, all well-proportioned and thoughtfully arranged, alongside two bathrooms providing excellent convenience for sharers, guests, or family living. This is a classic Brixton mansion flat with a timeless feel, generous room sizes, and a location that puts everything on your doorstep. Dover Mansions, Canterbury Crescent is perfectly positioned for Brixton's vibrant town centre, with Brixton Underground Station (Victoria Line) close by for swift access into Central London, and further transport links available via buses and National Rail services. Brixton's renowned mix of cafés, bars, restaurants, and shopping options are moments away, including the popular market scene. For green space, Brockwell Park is within easy reach, with additional nearby highlights including Wyck Gardens, Max Roach Park, and the Ebony Horse Club.

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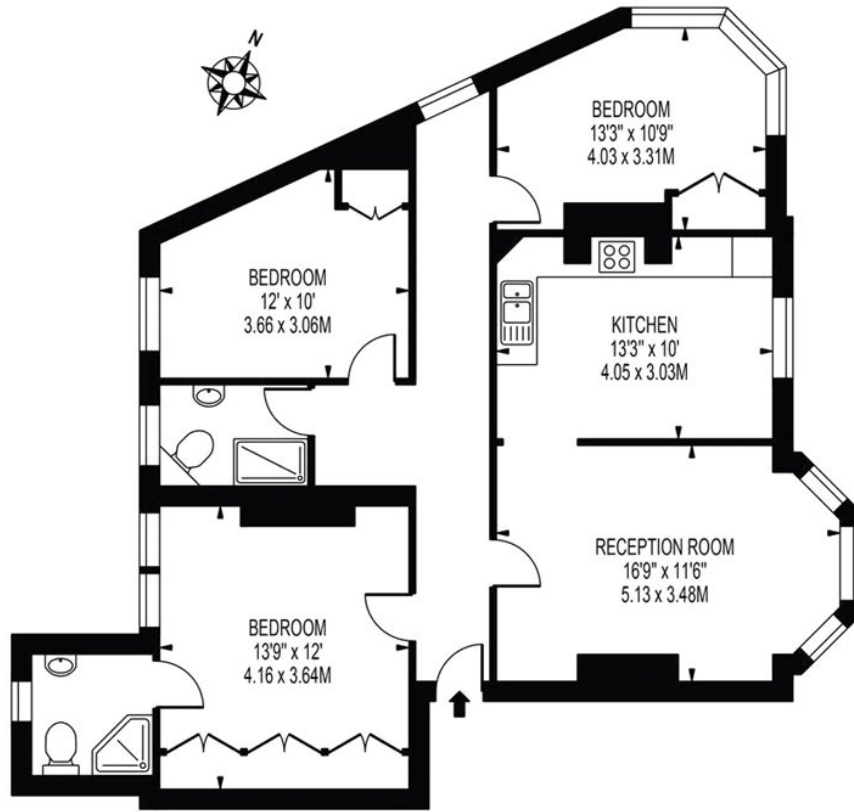






## DOVER MANSIONS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 945 SQ FT - 87.75 SQ M



### SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### MATERIAL INFO

**Tenure:** Leasehold

**Term:** 103 years and 5 months

**Service Charge:** £3000 per annum

**Ground Rent:** TBC

**Council Tax Band:** E

**EPC rating:** C

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