



BRIXTON HILL, SW2
£600,000 LEASEHOLD

A HIGH SPECIFICATION TWO DOUBLE BEDROOM, TWO-BATHROOM APARTMENT WITH A PRIVATE TERRACE

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A high-specification two double bedroom, two-bathroom apartment with a private terrace. Positioned on the third floor of this modern development, complete with audio and visual entry system and access to a communal garden.

The beautifully co-ordinated living space comprises of an entrance hall which leads onto the bathroom and two double bedrooms to rear with principal bedroom benefitting from an En-suite. Located to the front of the apartment is a spacious open-plan reception/kitchen/dining area. The fitted kitchen has plenty of wall and base units and fully equipped with modern integrated appliances.

The high-quality specification throughout includes a heat recovery system, NOx filters for improved air quality, smart underfloor heating, lighting and security control plus Sonos surround sound.

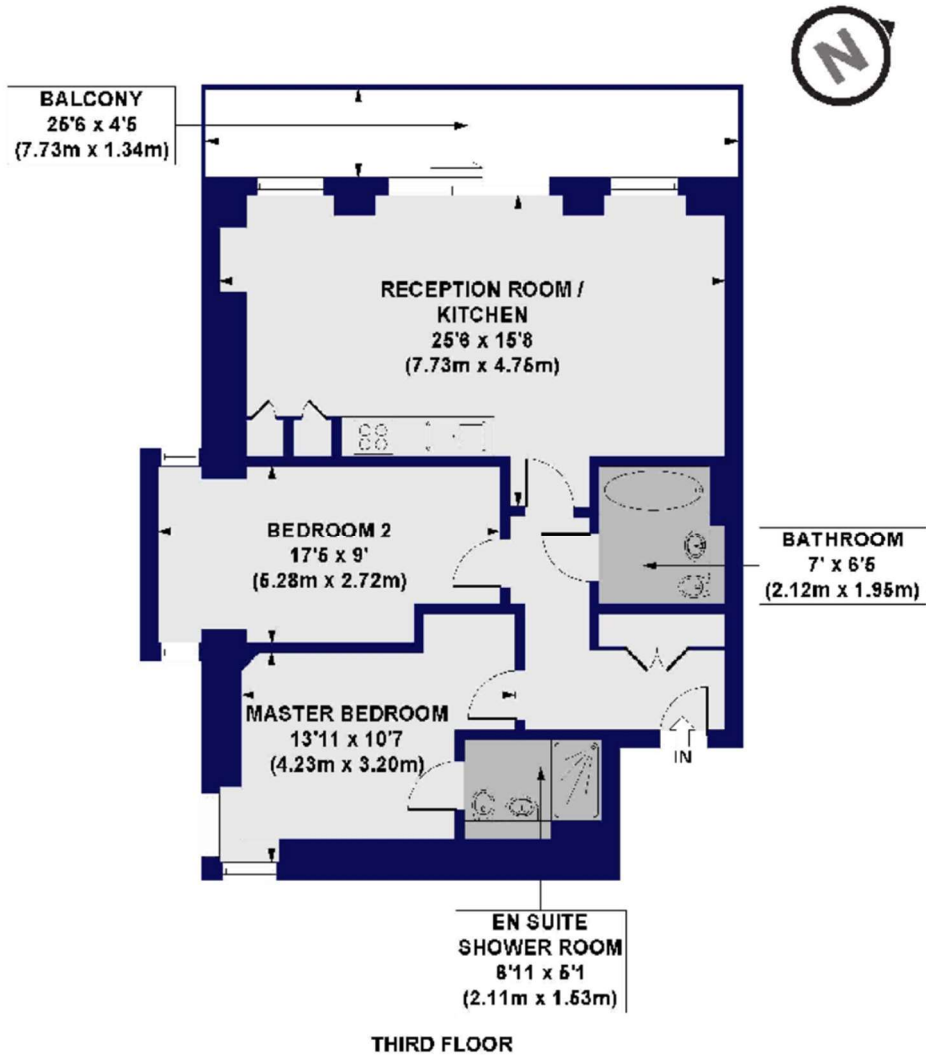
In addition, there is also a communal garden to the rear of the building, featuring an exquisite wall landscape by Jimmy C, the artist who also sprayed the David Bowie mural in central Brixton.

Situated at the top of Brixton Hill between Brixton and Streatham, the location offers a wide array of superb amenities, shops, restaurants and more. The nearest stations are Streatham Hill Overground and Brixton Underground.





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 Approx. Gross Internal Floor Area 845 sq. ft / 78.46 sq. m



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 CP Creative. 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.

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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.

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B	84	84
69-80	C		
55-68	D		
49-54	E		
45-48	F		
1-44	G		

LEED CERTIFICATE: A20P, LEED 2009/1/2C

England, Scotland & Wales

Tenure: Leasehold

Term: 996 year and 1 months

Service Charge: £3,500 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band:

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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