



barnard marcus

Effra Parade, London SW2 1PG



welcome to

Effra Parade, London

A spacious and well-proportioned one double bedroom apartment for sale. Positioned on the ground floor of a modern and immaculately maintained purpose-built development, ideally located on the ever-popular Effra Parade, just moments from the open green spaces of Brockwell Park and Brixton Underground.

The apartment is flooded with natural light and features a generous reception room with ample space for both living and dining, enhanced by a Juliet balcony which further accentuates the sense of light and openness. The contemporary fitted kitchen is well appointed with integrated appliances and sleek modern finishes, making it equally suited to everyday living and entertaining.

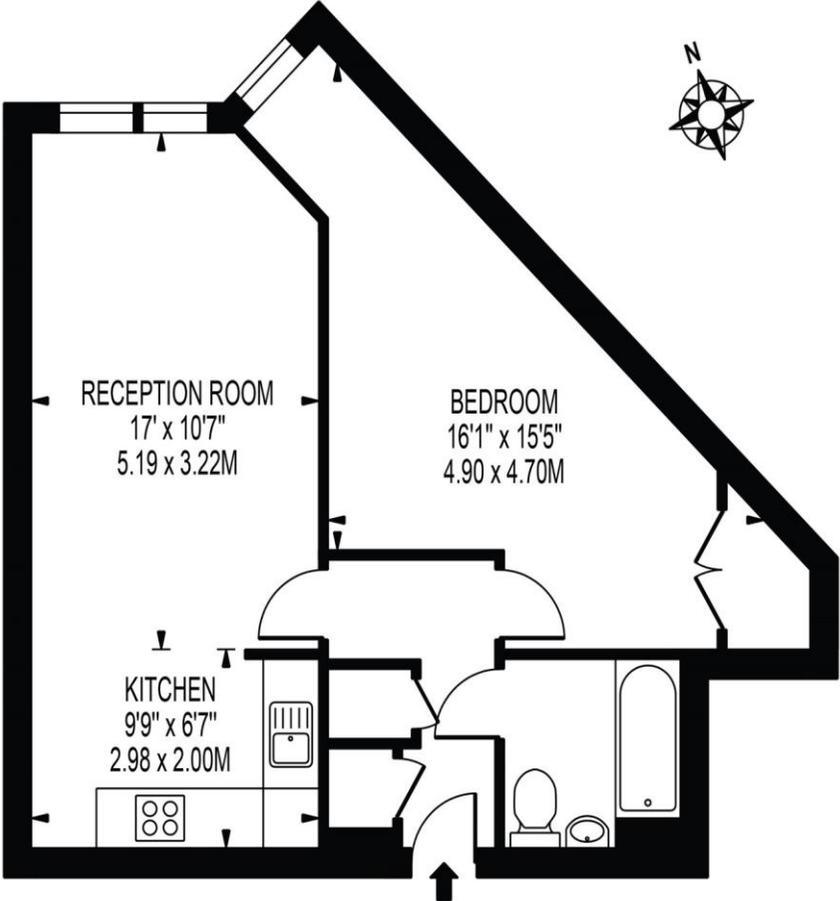
The double bedroom is an excellent size and benefits from built-in wardrobes providing substantial storage, while the stylish three-piece bathroom suite is finished to a high standard. Additional advantages include a secure entryphone system, double glazing throughout and well-kept communal areas.

Effra Parade is a quiet and highly regarded residential address, perfectly positioned for easy access to both Brixton and Herne Hill stations, offering Victoria Line, Thameslink and Southeastern services. The local area provides an exceptional lifestyle offering, with a vibrant mix of independent cafés, bars and restaurants, alongside the renowned Brockwell Lido and popular weekly farmers' markets



EFFRA PARADE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 523 SQ FT - 48.60 SQ M



GROUND FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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Effra Parade, London

- Offering in excess of 520 SQ FT
- Ground floor
- Immaculately maintained purpose-built development
- Moments from Brixton Underground
- Secure Development

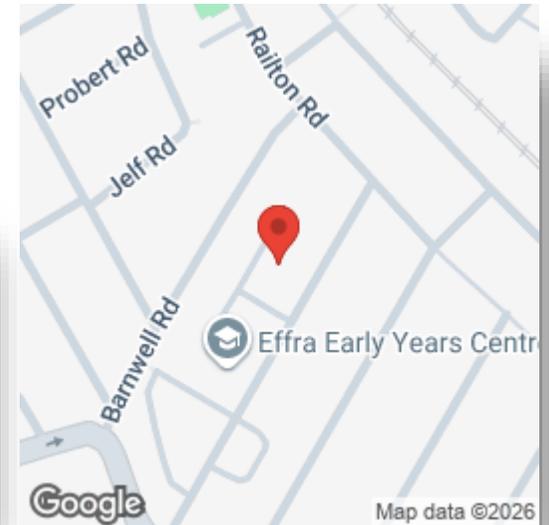
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1920.72

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CPM108236](https://www.barnardmarcus.co.uk/Property/CPM108236)



Property Ref:
CPM108236 - 0010

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