

# Brixton Hill | Brixton, SW2



**£365,000**  
**Leasehold**

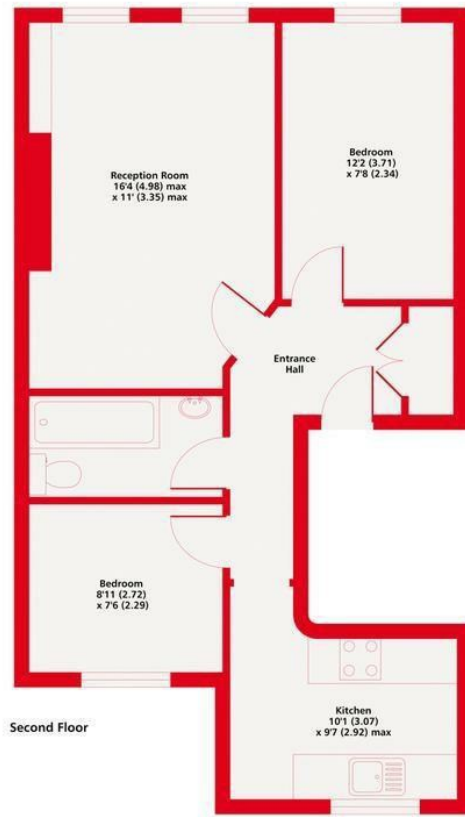
# Brixton Hill | Brixton, SW2



Eden Harper are delighted to present this two bedroom, second floor conversion apartment, conveniently situated a short walk from Brixton and Herne Hill stations. The property offers original Period features, including sash windows, stripped wooden doors throughout. The elevated position and large sash windows, work to flood the space with natural light. The reception room has a bright and spacious feel, benefiting from late afternoon sunshine and views to the west. The kitchen is finished with hardwood worktops, ample storage, gas hob and electric oven. There are two well proportioned double bedrooms, the main being a very good size with fitted storage and feature fireplace. The second bedroom is smaller but still able to accommodate a double bed and wardrobe quite comfortably. The bathroom is fully tiled with large fitted mirror along one wall and three piece bathroom suite, including a shower over the bath.

The property is finished to a high standard and is well looked after by the current owner. The highly desirable Brixton Hill location offers easy access to all the amenities and attractions of Brixton and Herne Hill, including Brixton Village, Ritzy Cinema and the beautiful green spaces of Windmill Gardens and Brockwell Park.

Note that this property is above a commercial premises so please confirm the lending requirements of your mortgage lender before committing to view.



Brixton Hill, SW2  
 Approximate Area = 538 sq ft / 49.9 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2020. Produced for Kinleigh Folkard & Hayward. REF: 610129

| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



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