



Brixton Hill, London SW2 1HF

welcome to

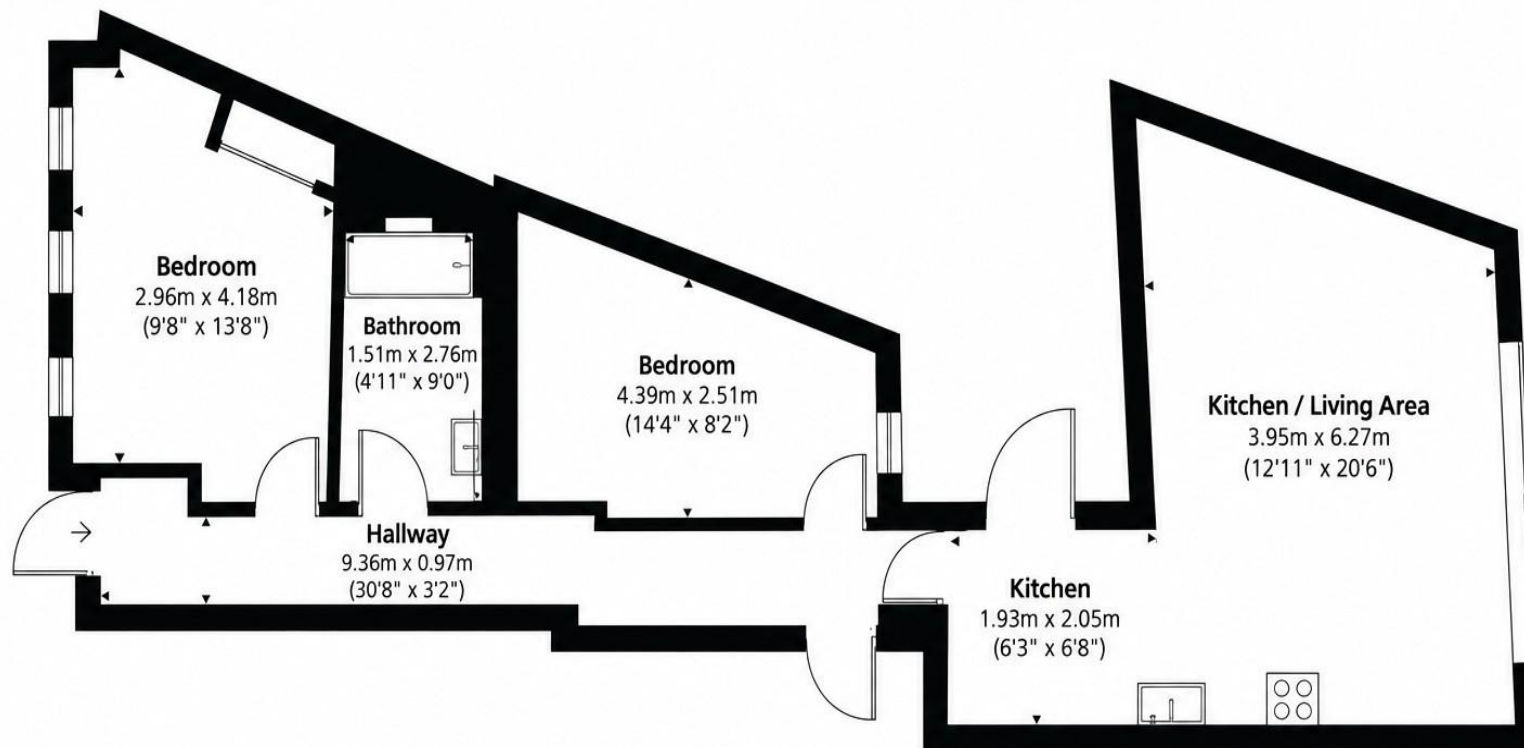
Brixton Hill, London

A beautifully refurbished two-bedroom garden apartment offering approximately 800 sq ft of intelligently arranged accommodation, with an impressive open-plan living space and a private garden. Finished to an exacting standard throughout, the apartment combines generous proportions with a considered contemporary design. The kitchen and reception room form the heart of the home, providing an exceptional setting for everyday living and entertaining. Full-width concertina-style bi-folding doors draw in an abundance of natural light and open directly onto the private garden, creating a seamless connection between the indoor and outdoor spaces. Two well-proportioned double bedrooms provide comfortable and versatile accommodation, complemented by a stylish modern bathroom and excellent circulation space. The thoughtful layout makes this an appealing home for professional couples, sharers or those requiring a dedicated home-working environment. The property occupies a convenient position on Brixton Hill, well placed between Brixton and Clapham South Underground stations, providing access to both the Victoria and Northern lines. Brixton

Village's renowned collection of independent restaurants, cafés and bars is within easy reach, alongside an excellent selection of local shops and amenities. The open green spaces of Brockwell Park are also close by.



Agents Note: (1) Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead. (2) We have been unable to verify and are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



Ground Floor

Total floor area 74.3 m² (800 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Brixton Hill, London

- Conveniently positioned for Brixton, Clapham South and Brixton Village
- Concertina-style bi-folding doors opening onto a private garden
- Impressive open-plan kitchen and reception room
- Approximately 800 sq ft of accommodation
- Two well-proportioned double bedrooms
- Beautifully refurbished throughout

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CPM108571



Property Ref:
CPM108571 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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