



Brixton Hill, London SW2 1HF

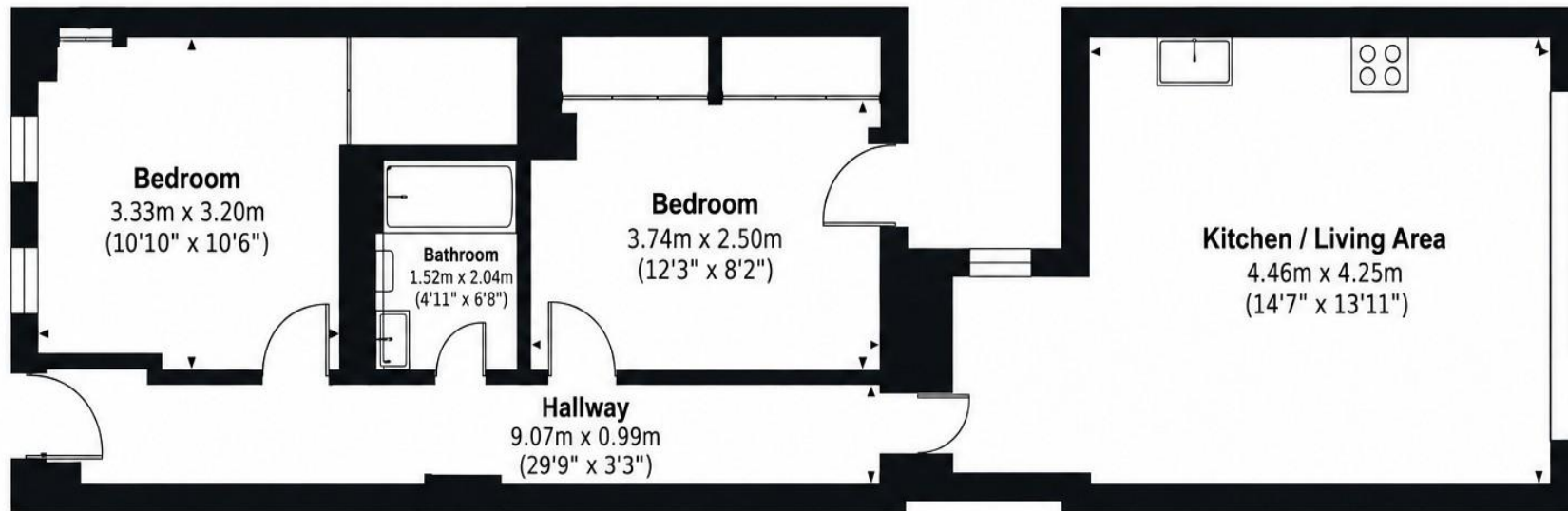
welcome to

Brixton Hill, London

An exceptional two-bedroom apartment occupying the ground floor and extending to approximately 742 sq ft (69 sq m), with private outside space and an entirely new interior. Comprehensively refurbished from top to bottom, the property presents as a sophisticated, turnkey London home. The finish is crisp and contemporary, while the generous footprint provides a sense of space rarely found at this price point. The accommodation is arranged around a substantial entrance hall, creating a natural division between the living and sleeping areas. A large kitchen and reception room offers ample space for cooking, dining and relaxing, while the two bedrooms are positioned separately from the principal entertaining space. A newly fitted bathroom completes the interior. Private outside space adds a valuable further dimension, providing somewhere to sit, entertain or unwind away from the pace of the city. Brixton Hill is superbly placed for the restaurants, bars and independent shops of Brixton Village, together with the green open spaces of Brockwell Park. Transport connections are available from Brixton Underground station on the Victoria line and Clapham South on the Northern line, offering swift access across central London.



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 69.4 m² (747 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

welcome to

Brixton Hill, London

- Completely refurbished ground-floor apartment
- Two bedrooms
- Approximately 742 sq ft (69 sq m)
- Generous kitchen and reception room
- Private outside space
- Excellent access to Brixton and Clapham South

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/CPM108573



Property Ref:
CPM108573 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 7720 5932



Clapham@barnardmarcus.co.uk



85 Rectory Grove, Clapham, LONDON, SW4
0DR



barnardmarcus.co.uk