



MASKALL CLOSE, HIGH TREES, SW2  
OFFERS IN EXCESS OF: £375,000 LEASEHOLD

## BRIGHT AND MODERN THREE-BEDROOM FLAT IN BRIXTON HILL

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

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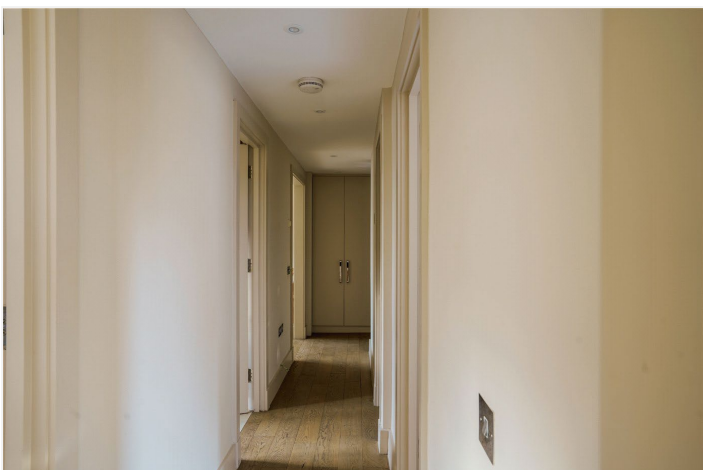


#### **DESCRIPTION:**

Nestled in a well-maintained purpose-built block, this delightful three-bedroom flat offers a combination of modern living and convenient access to green spaces. Situated in the heart of Brixton Hill, the property is ideally located for an array of local amenities, including shops, cafes, and transport links, as well as the vibrant atmosphere of Brixton's bustling high street.

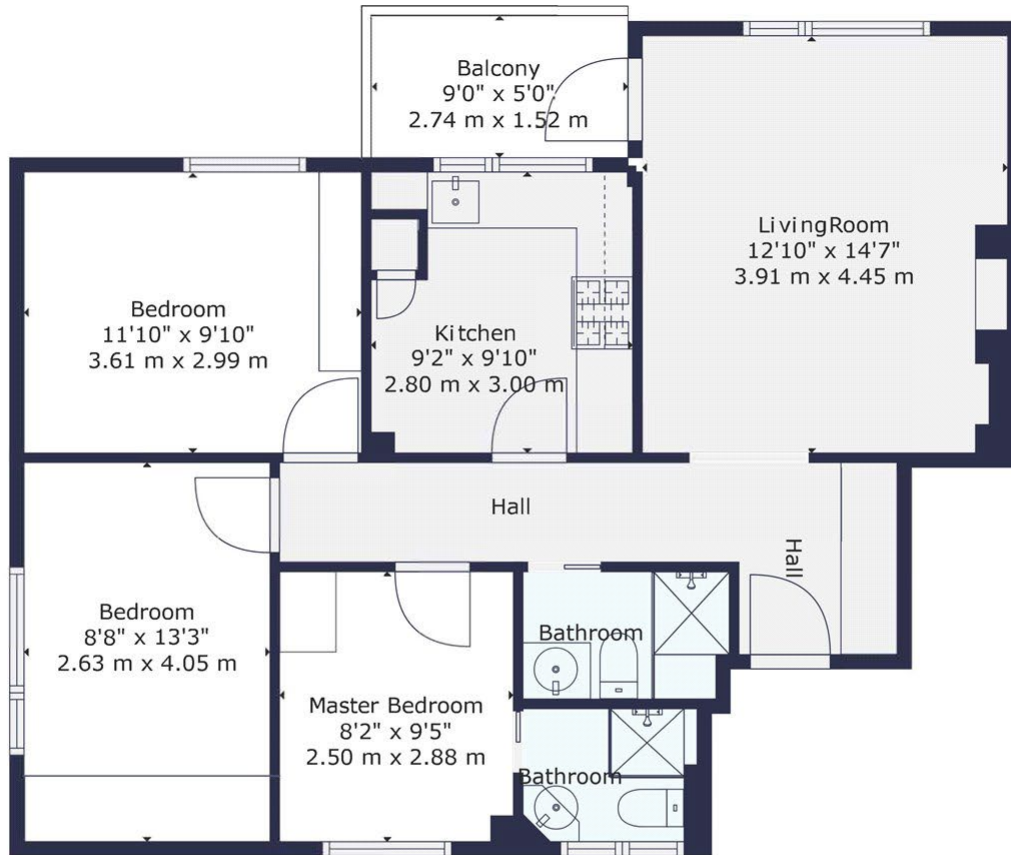
The flat opens into a welcoming hallway, leading to a spacious living room bathed in natural light, thanks to large windows that overlook the communal gardens. Adjacent to the living area, the modern kitchen features integrated appliances, ample cabinetry, and sleek countertops, creating a functional yet stylish cooking space. There are three generously proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room for added privacy and convenience. The remaining two bedrooms are equally well-sized, perfect for guests, family members, or a home office. A separate contemporary shower room serves the rest of the flat, fitted with high-quality fixtures and a neutral finish.

Further benefits include access to a private balcony, offering a tranquil space to unwind while enjoying views of the surrounding greenery. Residents will also appreciate the gated entry, providing an added layer of security, as well as on-site parking options (subject to separate negotiations with the local council/ block management).









**TOTAL: 773 sq. ft, 72 m<sup>2</sup>**  
 FLOOR 1: 773 sq. ft, 72 m<sup>2</sup>  
 EXCLUDED AREAS: BALCONY: 45 sq. ft, 4 m<sup>2</sup>

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 Winkworth. 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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 87 years

**Service Charge:** £2500 per annum

**Ground Rent:** £10 Annually (subject to increase)

**Council Tax Band:** C

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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