



ARLINGTON ROAD, SW2  
GUIDE PRICE £400,000 LEASEHOLD

## CHARMING TOP-FLOOR FLAT WITH OPEN-PLAN LIVING IN BRIXTON

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## DESCRIPTION:

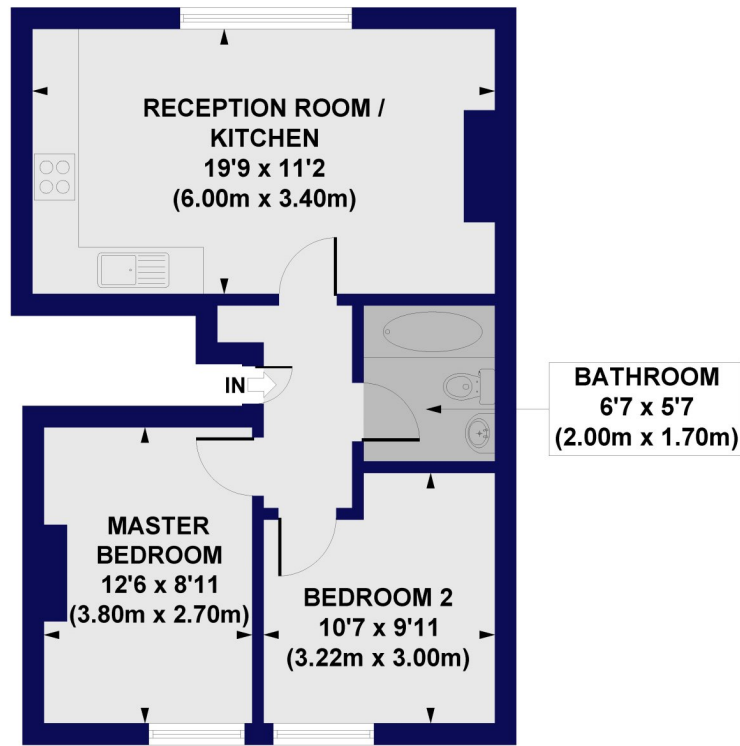
Guide Price: £400,000 - £450,000

This top-floor flat offers a fantastic opportunity for modern city living with a delightful balance of peacefulness and convenience. Located on the charming Arlingford Road, this two-bedroom property is perfectly positioned within walking distance of the vibrant centre of Brixton.

Upon entering, you're welcomed into a bright and airy reception room that opens seamlessly into a stylish kitchen and dining area, creating a contemporary open-plan living space. The kitchen is fitted with modern appliances, sleek cabinetry, and ample countertop space—perfect for both casual dining and entertaining. Both bedrooms are spacious, with the master bedroom offering plenty of natural light. The second bedroom is well-sized, offering flexibility for a home office or guest room. The bathroom is fitted with high-quality fixtures, providing a modern and comfortable space. Just steps away from the beautiful Brockwell Park, residents can enjoy the greenery, outdoor activities, and Brockwell Lido. The area also offers a range of excellent local amenities, including a yoga studio, cafes, restaurants, and a craft ale bar, ensuring a vibrant community atmosphere.



**Arlingford Road, SW2**  
**Approx. Gross Internal Floor Area 518 sq. ft / 48.15 sq. m**



**SECOND FLOOR**

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 CP Creative. 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.



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)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	59	
(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:** 157 year and 7 months

**Service Charge:** Flat pays 1/3 of maintenance to building

**Ground Rent:** £ 50 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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