



Brixton Road, London, SW9

£325,000 Leasehold

A great opportunity to acquire a lovely one-bedroom flat on the raised ground floor of this Victorian conversion on Brixton Road. The flat is in need of renovation and is perfect for anyone looking to put their own stamp on a property and turn it into a home. The building is Grade II Listed and sits within the Brixton Road conservation area. EPC rating C

Winkworth

LOCATION

The flat is situated on Brixton Road just a short walk from Brixton (approximately 0.8 miles) which offers a vast range of restaurants, bars and supermarkets to choose from as well as Overground/Underground Stations (National Rail/Victoria Line) and a frequent bus service into central London.

DESCRIPTION

Enter the flat on the raised ground floor and immediately to your right you will find a large cupboard providing plenty of storage.

Ahead is the kitchen with ample space for storage, worktops and utilities and to the left is the bedroom offering beautiful high ceilings. Both feature pleasant views over the front communal gardens.

Opposite the kitchen there is a bathroom which can easily fit a bath with overhead shower, sink, heated towel rail and W/C. To the rear of the flat is a very sizeable reception room again with high ceilings. There is a Juliette balcony that looks out onto gardens at the rear. Additionally, there is a good-sized cupboard offering further storage.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £2,684 per annum

Ground Rent - NIL

Council Tax Band - C

PARKING

On-street permit parking

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Fibre to the Cabinet Broadband

LOCAL AUTHORITY

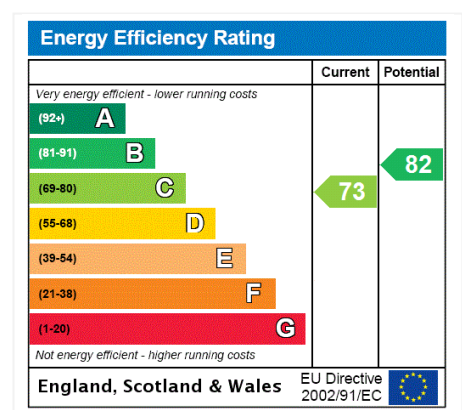
Lambeth

TENURE

Leasehold – a new 125 year lease

DIRECTIONS

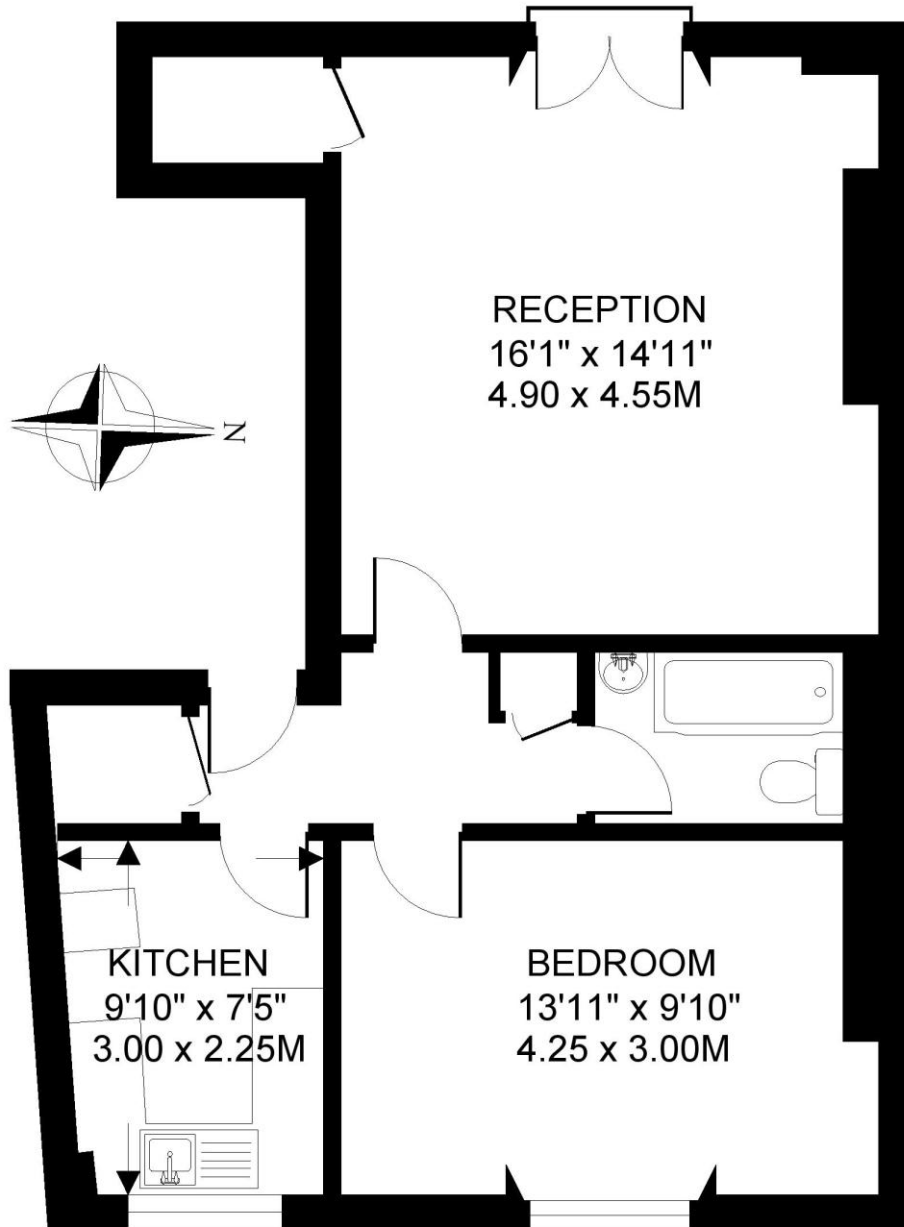
Stockwell Station (Northern & Victoria Line) is approximately 0.6 miles away and Brixton Stations (Victoria Line & Overground) are approximately 0.8 miles away. The area is well served by a frequent bus service into central London.





BRIXTON ROAD. SW9
1 BEDROOM FLAT

Approximate gross floor area
581 SQ.FT / 54 SQ.M.



RAISED GROUND FLOOR

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.
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Floorplan produced for Winkworth by Floorplanners 07801 228850

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