



Willow Court, Brixton Road, London, SW9

£290,000 Leasehold

A two-bedroom, ground floor flat which is in need of a full renovation but has wonderful potential. Situated within a purpose-built block, ideally located off Brixton Road. This is a fantastic opportunity for someone to put a stamp on this property and create a wonderful flat. EPC Rating D.

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 Brixton Overground/Underground (National Rail/Victoria Line) and a frequent bus service into Central London.

DESCRIPTION

Upon entering the flat on the ground floor, you are greeted by the kitchen and reception room on your left, both of which look outwards from the front of the flat.

The kitchen space is more than adequate with ample space for worktops, cupboards and utilities.

Adjacent to the kitchen is the reception room which is a well-sized room suitable for a sofa and dining table with the bonus of looking across the green lawn at the front of the property.

To the rear of the property, you will find both bedrooms which are both generously sized and have space for double beds and freestanding storage. Both look outwards to another grassy lawn at the rear of the building.

The bathroom is centrally located within the flat and comprises a bath with shower, sink and W.C.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £1,805.00 per annum

Ground Rent – Peppercorn

Council Tax Band - C

UTILITIES

Electricity – Mains connected

Gas – Mains connected

Water – Mains connected

Heating – Gas central heating

Sewerage – Mains connected

Broadband – Superfast Broadband

LOCAL AUTHORITY

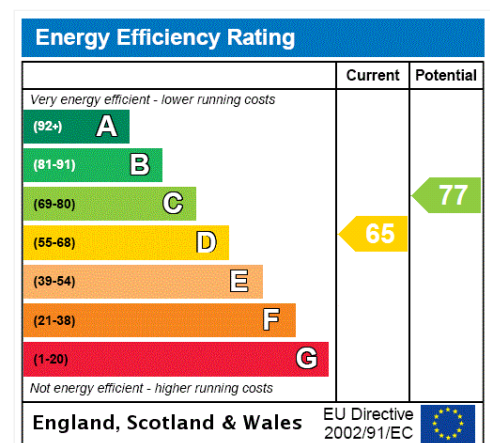
Lambeth Council

TENURE

Leasehold – 125 years remaining

DIRECTIONS

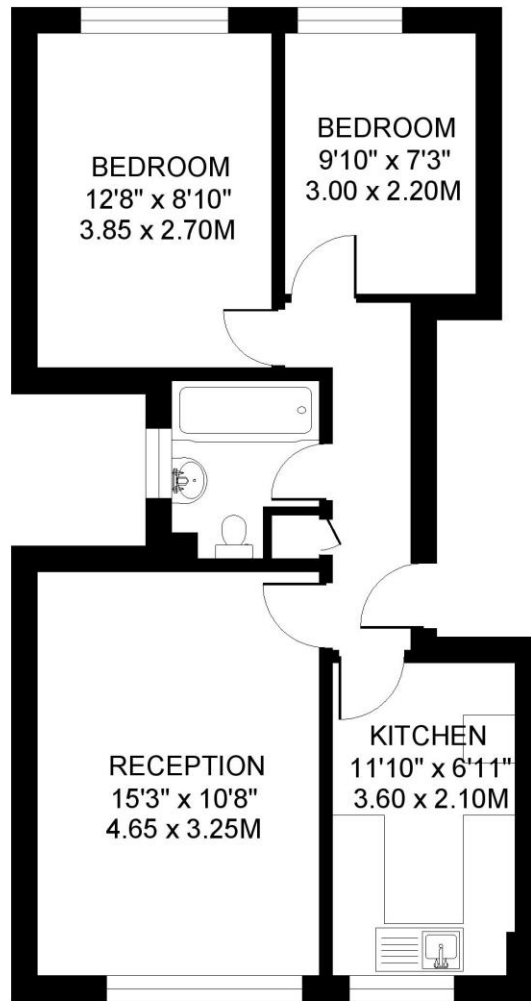
Stockwell Underground Station (Victoria Line) is approximately 0.6 miles away and Brixton Underground Station (Victoria Line) is approximately 0.8 miles away. The area is also well served by a frequent bus service into Central London.





WILLOW COURT SW9
2 BEDROOM FLAT

Approximate gross floor area
533 SQ.FT / 49.5 SQ.M.



GROUND FLOOR

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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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