



ARGYLL COURT, NEW PARK ROAD, SW2
£325,000 LEASEHOLD

Winkworth



ARGYLL COURT, NEW PARK ROAD, SW2

A well-presented apartment offering 686 sq. Ft. of living space on the ground floor of this well-maintained 1960's purpose-built block that benefits from a large communal garden.

Available exclusively through Winkworth, we are delighted to offer for sale this bright and airy two double bedroom apartment with large communal gardens located at the top of Brixton Hill. With 686 sq. Ft. of usable internal living space, this larger than average two double bedroom property has great dimensions and comprises: an entrance hall, two comfortable double bedrooms (one with a fitted closet), a bathroom with a shower overhead, a WC and a wash hand basin, an additional WC with a wash hand basin, a fitted kitchen with a breakfast bar and a lovely living room which is flooded with natural light. The property is presented in good condition throughout. Streatham Hill, Brixton, Balham and Clapham are within easy reach. Transport from Streatham Hill station is a short walk away with direct trains into Clapham Junction, Victoria (17 minutes). Within a fifteen-to-twenty-minute walk or a couple of minutes by bus, you have the centres of Brixton, Clapham and Balham - from here you can pick up the Northern or Victoria line tube and enjoy the lively shopping and restaurants as well as Brixton's famous live music venues and nightclubs. For a quieter experience, both lovely Brockwell Park and Clapham Common are within walking distance.

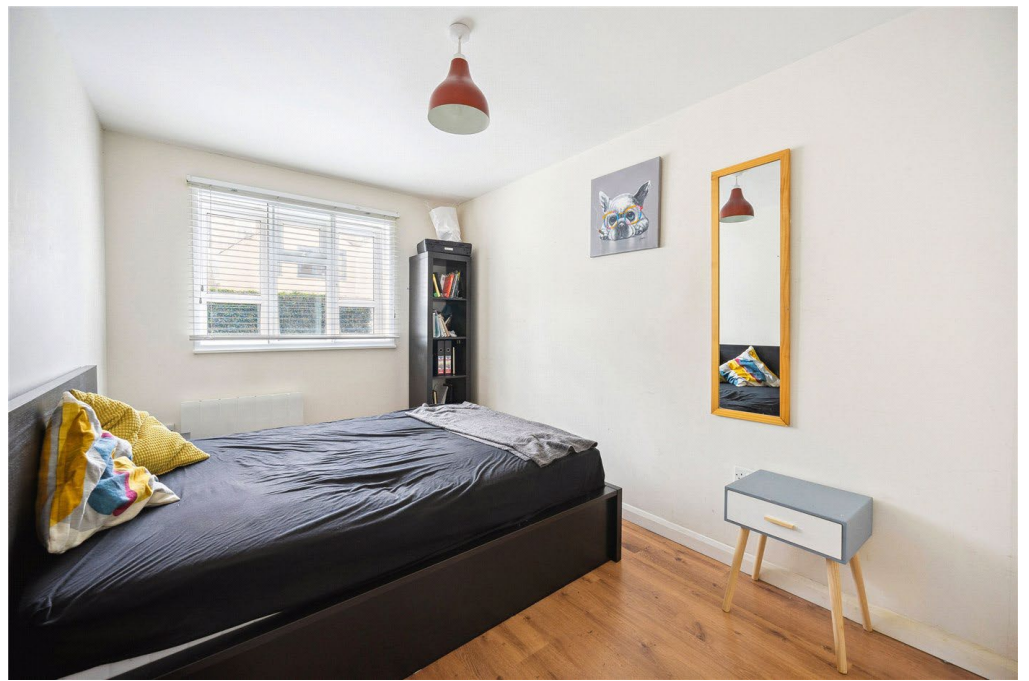
AT A GLANCE

- 1960's Purpose-Built Ground Floor Apartment
- Good Presentation and Size
- Two Double Bedrooms
- White Bathroom with WC
- Separate WC
- Fitted Kitchen with Breakfast Bar
- Living Room/Dining Room
- Large Communal Gardens
- Council Tax Band: B (Lambeth)
- Leasehold (86 years left)
- Sole Agent



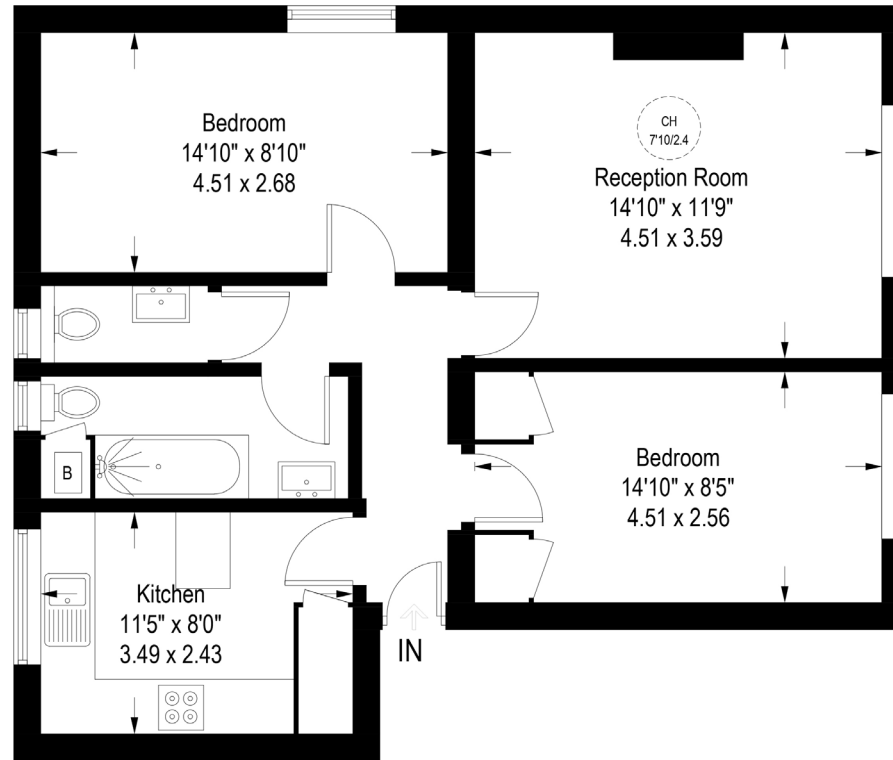
DIRECTIONS

Brixton Hill



Argyll Court, New Park Road, London, SW2

Approximate Gross Internal Area = 686 sq ft / 63.7 sq m



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID944912)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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