



FLAT 27, BRIXTON HILL COURT, BRIXTON HILL, LONDON, SW2  
**O.I.E.O £325,000 LEASEHOLD**

## SPACIOUS 1930S APARTMENT IN THE HEART OF BRIXTON WITH COMMUNAL GARDENS AND MODERN COMFORTS

Step into the charm of this spacious one-bedroom apartment, beautifully set within the iconic Brixton Hill Court. Built in the 1930s, this residence boasts both character and convenience. Offering approximately 462 sq. ft. of thoughtfully designed living space, this property provides the perfect combination of original features and modern touches, ideal for those looking to enjoy the vibrant Brixton lifestyle.

The property comprises a generous reception room filled with natural light, a modern kitchen with stylish fittings, and a well-proportioned double bedroom that provides a peaceful retreat. The sleek shower room enhances the overall sense of luxury and practicality. Residents also benefit from access to the communal garden at the rear, perfect for enjoying outdoor relaxation amidst greenery.

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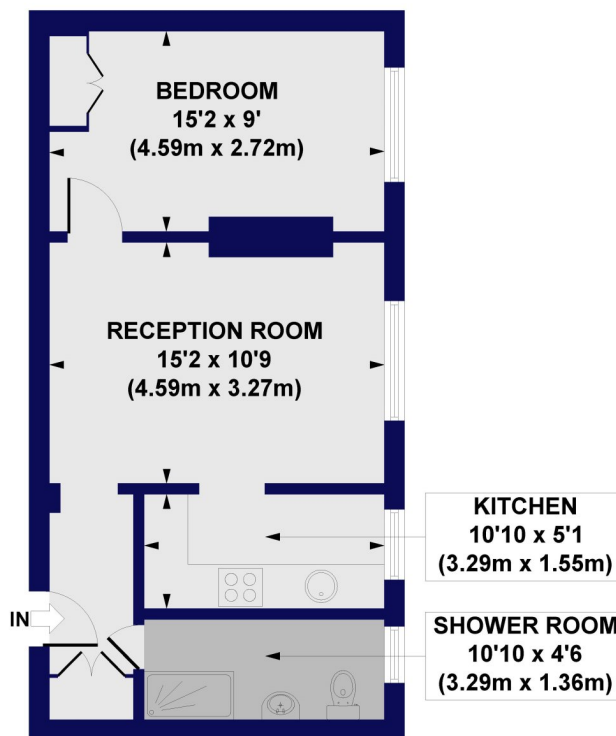
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**Brixton Hill Court, Brixton Hill, SW2**  
**Approx. Gross Internal Floor Area 462 sq. ft / 42.92 sq. m**



**FIRST 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.

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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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 138 year and 8 months

**Service Charge:** £3492.9 per annum

**Ground Rent:** £ 0 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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