

Brading Road | Brixton Hill, SW2



£400,000

Leasehold - Share of Freehold

- One bedroom conversion flat • Top floor • Popular residential area • Close to Brockwell Park • Share of freehold • Council Tax Band B

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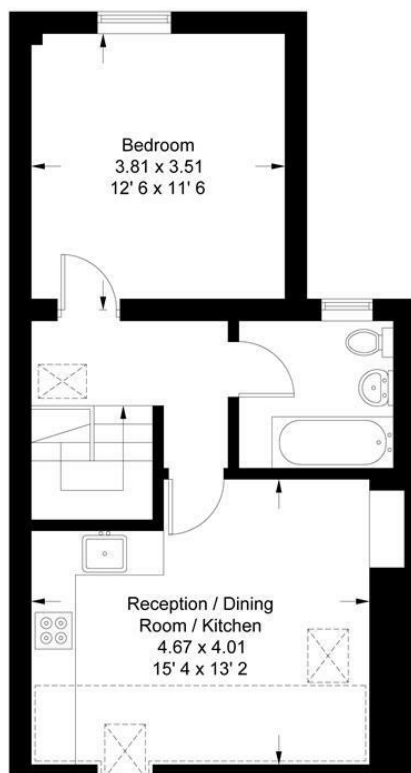
A beautiful split-level one bedroom conversion flat in this popular residential area between Brixton Hill & Brockwell Park. This top floor property features a cosy open plan kitchen/reception, big double bedroom at the rear and a modern bathroom. The property is located moments from a fabulous Le Deli Corner and Elm Park Tavern and it is only 5 minutes away from Brixton Hill parade with its fantastic selection of bars & eateries (such as The Fish Lounge, Curry Paradise, the White Horse Pub, Pizza Brixton, Stir Coffee & Café on the Hill). Brixton town centre, which is home to Brixton Village, Ritzy Cinema, Brixton Academy and Pop Brixton as well as many more bars and shops is within 15-20 minutes' walk or few bus stops away. Transport links include Brixton tube station, mainline station and numerous buses to the City and West End. Perfect as a first time buy and equally popular as a rental investment. EPC=C.

Brading Road

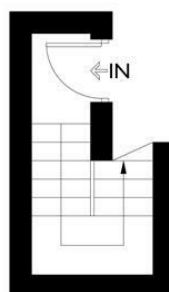
Approximate Gross Internal Area = 460 sq ft / 42.8 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 53 sq ft / 4.9 sq m
Total = 513 sq ft / 47.7 sq m



= Reduced headroom below 1.5m / 5'0



Second Floor
467 sq ft / 43.4 sq m
(Including Reduced Headroom)



First Floor
46 sq ft / 4.3 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	79	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



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