



**£554 Per Week**

- Two bedroom conversion flat • High standard finish • Split-level • Double bedrooms • On street residents permit parking available on application • Leasehold covenants may apply

# Elm Park | London, SW2

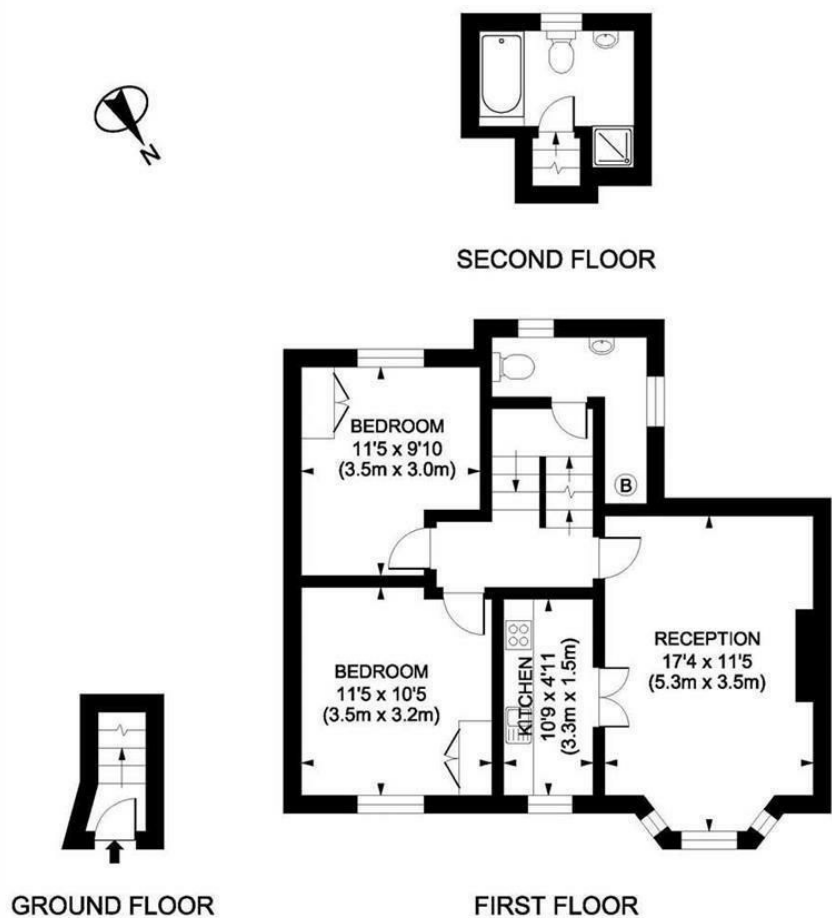


A beautifully presented two bedroom conversion flat on a popular residential road off Brixton Hill. This flat must be one of the best properties available on the market at the moment. It has a loft style feel and it is finished to a high standard. Split-level, the property features a large living room with wooden floors and exposed brick work opening onto a modern kitchen with high end appliances (including a boiling water tap and Smeg fridge). There are 2 double bedrooms, both with ample storage, modern bathroom with a jacuzzi bath and a separate shower as well as a cloakroom/utility room.

The property is located within a short walk of 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 & Cafe 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 minutes' walk or a short bus ride. Transport links include Brixton tube station, mainline station and numerous buses to the City and West End. Perfect for a couple of two professional sharers and available from late June or later as furnished.

Please note photos were taken prior to the current tenancy.

Monthly rent is £2400. Deposit is £2770. EPC=D. Council tax band C (Lambeth).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	68
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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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