



**£1,950 PCM**

A one bedroom flat which in our opinion is the epitome of Brixton living. Quirky, homely and with a good vibe. Located right in the heart of Brixton, the flat features a bright open plan kitchen/reception with a view towards the Town Hall and Windrush Square, a double bedroom at the rear and a gorgeous bathroom. Ideally located moments from Brixton Village, Ritzy Cinema, Brixton Academy, Morleys Department Store and Pop Brixton as well as various bars and shops. Transport links include Brixton (Victoria line) tube station, Brixton mainline station and numerous buses to the City and West End. Perfect for a single professional or a couple and available from mid August unfurnished or part furnished.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.