

## Brixton Road, SW9

**£450,000** Leasehold

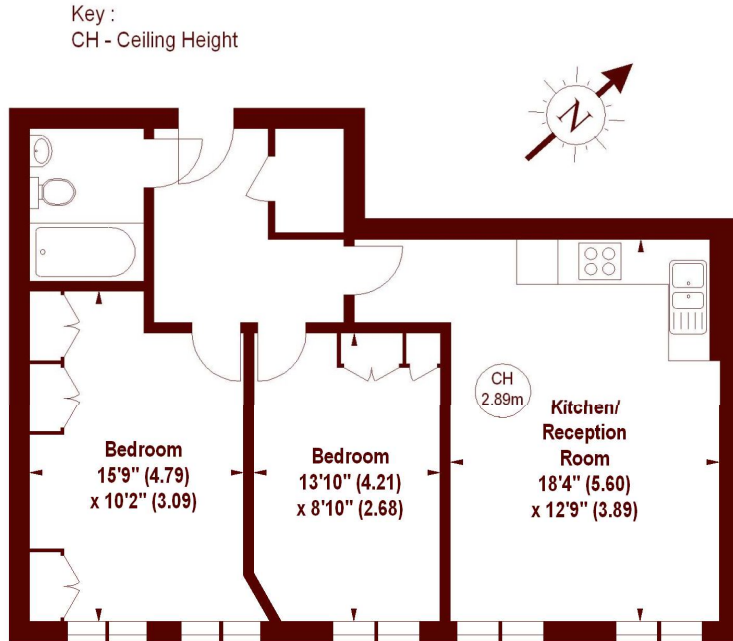


- First floor flat
- Open plan living space
- Two double bedrooms
- Superb location

An ideal opportunity for first time buyers to purchase this spacious two-bedroom first floor flat, offered for sale with no onward chain, and located in the heart of Brixton.

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APPROX. GROSS INTERNAL FLOOR AREA 676 SQFT / 62.80 SQM



### FIRST FLOOR

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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All viewings by appointment through our **BRIXTON office:**

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Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purpose only. **Not to scale.** In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Full Energy Performance Certificate available on request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-54)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		79	79

EU Directive 2002/91/EC