



Beechdale Road | Brixton, SW2



A spacious two bedroom conversion flat with a large private garden on a quiet residential road off Brixton Hill. Retaining much of its period charm and character, this ground floor property features a spacious reception/dining room with patio doors leading to a private garden and a well designed kitchen. There are two double bedrooms, a main one with large built-in wardrobes and a smaller double as well as a modern bathroom. The flat also comes with a cellar.

Beechdale Road is a sought after road off Brixton Hill, moments from a GP practice and only 5 minutes away from the Brixton Hill parade with its fantastic selection of bars & eateries (such as The Fish Lounge, Curry Paradise, the White Horse Pub, Ciao Brixton, F Mondays and 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 15-20 minutes' walk or a few bus stops away and getting to Brockwell Park should take you 10 mins on foot.

Transport links include Brixton tube station, mainline station and numerous buses to the City and West End.

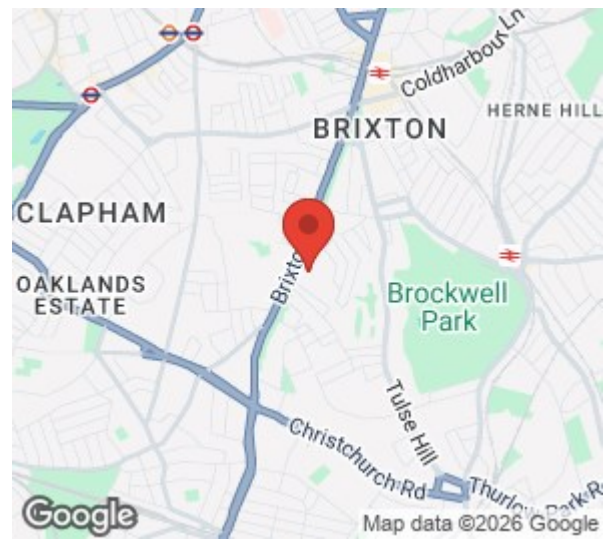
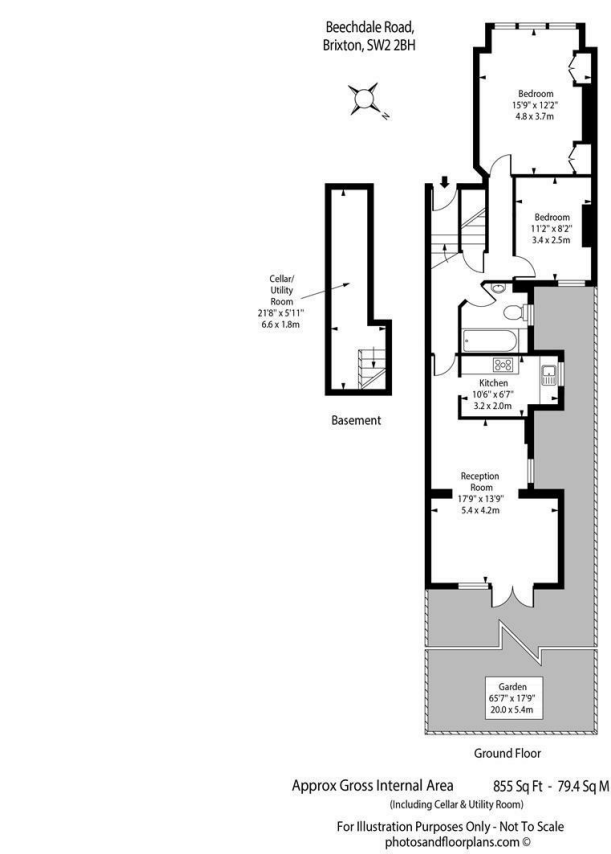
£575,000

Viewing

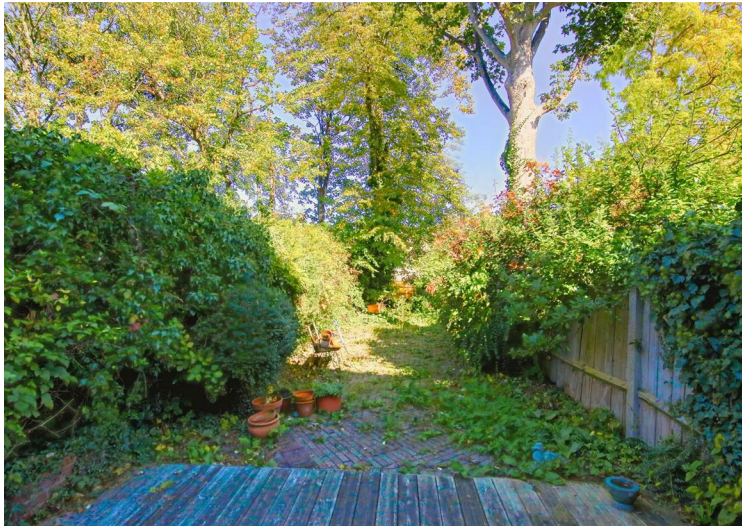
Please contact our Brixton Office on 0207 274 3111 if you wish to arrange a viewing appointment for this property or require further information.

- Two bedroom conversion flat
- Ground floor
- Private garden
- Sought after residential road





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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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