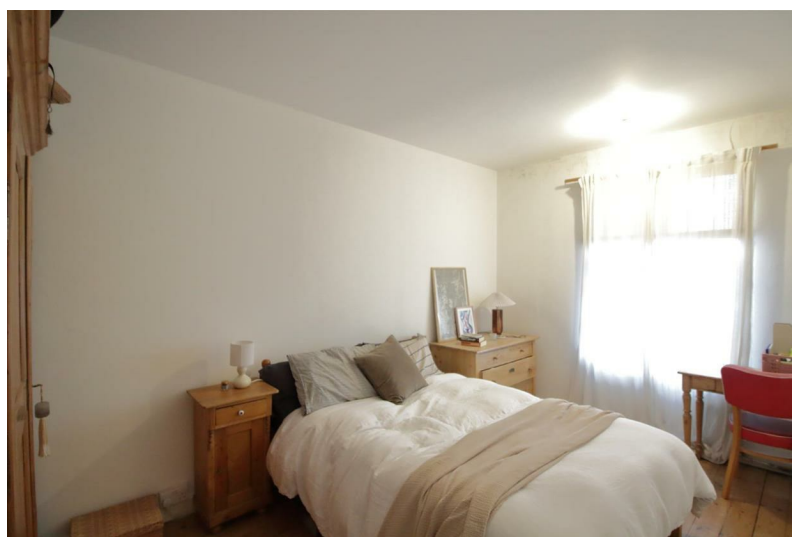


# Brixton Hill Court | Brixton, SW2



**£1,700 PCM**

- One bedroom apartment • Sought after building • Top Floor • Excellent location • Leasehold covenants may apply • On street residents permit parking available on application (TBC)

# Brixton Hill Court | Brixton, SW2



A lovely one bedroom top floor apartment (with lift) in this sought after private block on Brixton Hill. Comprising a good sized reception room with stripped wooden floor, separate kitchen with stainless steel oven and hob, large fridge/freezer and washing machine, double bedroom which includes wardrobes and dresser and a fabulous bathroom suite. The flat also benefits from double glazed windows and gas central heating. Brixton Hill Court is well maintained with security entryphone and communal gardens. Ideally located within a few minutes' walk of Brixton town centre, which is home to Brixton Village, Ritzy Cinema, Brixton Academy and Pop Brixton as well as various bars and shops. Transport links include Victoria line tube station, mainline station and numerous buses to the City and West End. Perfect for a single professional or a couple and available from mid-June as part furnished. Monthly rent £1700. Deposit £1961. EPC=D. Council tax band is C (Lambeth).

## BRIXTON HILL COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 460 SQ FT - 42.78 SQ M



FLOORPLAN FOR GUIDANCE ONLY

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>	65	76
(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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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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