



Eccleston House | Brixton, SW2



A larger than average studio flat in a purpose built development moments from Brockwell Park. This ground floor property is well presented and features a spacious studio room, big enough to accommodate a double bed, a sofa and a dining table. The kitchen is separate and spacious and the shower room modern. The flat also benefits from fantastic storage.

The development is well kept with residents' parking (subject to permit and availability) and entry phone system.

Ideally located moments from popular Brockwell Park and within a short walk of numerous bars, restaurants and shops in Brixton and Herne Hill.

Transport links include Brixton tube station (Victoria Line), Brixton & Herne Hill mainline stations as well as numerous bus links.

Lease: 125 years from 2019. Service charge: £1380pa. Ground rent: £10pa.

EPC=D. Council tax band A (Lambeth).

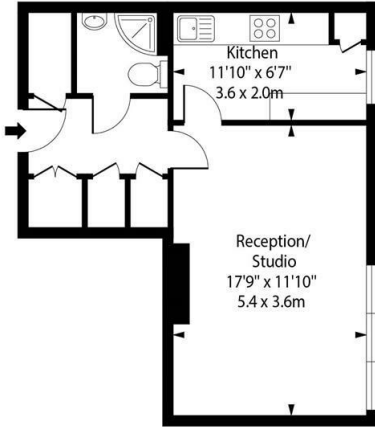
- Studio flat
- Very spacious
- Ground Floor
- Moments from Brockwell Park
- Short walk from Brixton tube
- Long lease
- No chain

£200,000

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



Eccleston House,
Tulse Hill,
Brixton, SW2 2HP



Ground Floor

Approx Gross Internal Area 407 Sq Ft - 37.8 Sq M

For Illustration Purposes Only - Not To Scale
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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | 65 | 68 | (55-68) D |
| (38-54) E | | | (38-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | EU Directive 2002/91/EC | | England & Wales |



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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